

ARTICLE I. ADOPTION

ARTICLE II. VALIDITY

ARTICLE III. CONFLICTING RESOLUTIONS REPEALED

ARTICLE IV. EFFECTIVE DATE

CHAPTER 1. PLANNING AND ZONING COMMISSION

§ 10-1001. Established; Duties

§ 10-1002. Organization

§ 10-1003. Chairperson, Vice-Chairperson and Provisional Chairperson

§ 10-1004. Quorum and Procedures for Meetings

§ 10-1005. Regular and Special Meetings

§ 10-1006. Promulgation of Rules, Procedures for Meetings

§ 10-1007. Compensation

§ 10-1008. Maintenance of Land Use Map

§ 10-1009. Transmittal of Commission Results to Mayor and City Council

§ 10-1010. Director of Planning and Zoning and City Engineer to Attend Meetings

§ 10-1011. Planning and Zoning Commission Powers and Duties

§ 10-1012. Action on Requests for Administrative Review, Special Exceptions Permits and Variances

§ 10-1013. Owner's Authorization

§ 10-1014. Fee for Administrative Review, Special Use Permit and Variance Applications

§ 10-1015. Public Hearings on Appeals

§ 10-1016. Stay of Proceedings

§ 10-1017. Explanation of Decisions

§ 10-1018. Appeals

CHAPTER 2. ZONING REGULATIONS

ARTICLE A. DEFINITIONS

- § 10-2001. Scope
- § 10-2002. Use and Interpretation
- § 10-2003. Definitions

ARTICLE B. GENERAL PROVISIONS

- § 10-2004. Scope and Intent
- § 10-2005. Other Laws Apply
- § 10-2006. Judicial and Quasi-Judicial Actions
- § 10-2007. Administrative Approval
- § 10-2008. Lot, Structure and Use Regulations
- § 10-2008.1 Use, Permitted Use, Change of Use
- § 10-2009. Lots
- § 10-2010. Reduction of Lot Area
- § 10-2011. Division of Conditionally-Zoned Parcels
- § 10-2012. Uses and Structures Permitted In Yards, And Outside Storage
- § 10-2013. Maintenance of Vegetation
- § 10-2014. Multiple Zoning
- § 10-2015. Building Separations
- § 10-2016. Exceptions
- § 10-2017. Nonconforming Lots, Uses and Structures
- § 10-2018. Model Homes
- § 10-2019. Height Limits
- § 10-2020. Minimum Building Lines
- § 10-2021. Encroachment on Public Rights-of-Way
- § 10-2022. Large Scale Retail/Service Commercial Structures and Developments 75,000 Square Feet or Greater
- § 10-2022.1. Purpose and Intent
- § 10-2023. Number, Size and Location Criteria
- § 10-2024. Site Design Guidelines and Requirements
- § 10-2025. Adaptive Reuse of Properties and Store Closure
- § 10-2026. Vacancy Maintenance Requirements
- § 10-2027. Accessory Uses and Structures
- § 10-2027.1. Construction of Accessories
- § 10-2028. Regulations Applicable To Selected Accessory Uses and Structures
- § 10-2028.1 Temporary Storage Units and Portable On-Demand Storage (Pods)
- § 10-2029. Greenhouses
- § 10-2030. Antennas
- § 10-2031. Refuse Areas
- § 10-2032. Animals
- § 10-2033. Horses
- § 10-2034. Habitable Accessory Structure

- § 10-2035. Non-Habitable Accessory Structure
- § 10-2036. Night Sky Ordinance
- § 10-2036.1 Purpose and Intent
- § 10-2037. Conformance with Applicable Codes
- § 10-2038. Applicability
- § 10-2039. Outdoor Lighting Standards
- § 10-2040. Special Uses
- § 10-2041. Variances
- § 10-2042. Submission of Plans and Evidence of Compliance
- § 10-2043. Architectural Treatment of Common Aggregate Block
- § 10-2044. Fences and Walls
- § 10-2045. Home Occupation
- § 10-2046. Outparcel Development
- § 10-2047. Noise
- § 10-2048. Landfills, Transfer Stations, Quarries and/or Surface Mining Sites
- § 10-2049. Endangered Species
- § 10-2050. Compliance
- § 10-2051. Property Number/Street Address
- § 10-2052. Severability
- § 10-2053. Appeals

ARTICLE C. ZONING TEXT, DISTRICT CLASSIFICATIONS AND BOUNDARIES

- § 10-2054. Zoning Text, District Classifications and Boundaries
- § 10-2055. Boundaries
- § 10-2056. Zoning Text
- § 10-2057. Zoning Maps
- § 10-2058. Territory Added
- § 10-2059. Abandonment
- § 10-2060. AG-1 Agricultural District
- § 10-2061. R-1 Single Family Dwelling District
- § 10-2062. R-1A Urban Residential District
- § 10-2063. R-L Residential Limited Single Family Dwelling District
- § 10-2064. R-2 Two-Family Dwelling District
- § 10-2065. R-3 Multifamily Development District
- § 10-2066. R-4 Multifamily Development District
- § 10-2067. R-5 Mobile Home Park District
- § 10-2068. CUP Community Unit Plan District
- § 10-2069. R-T Residential Townhouse District
- § 10-2070. E-I Educational Institutional District
- § 10-2071. M-I Medical Institutional District
- § 10-2072. C-1 Neighborhood Commercial District
- § 10-2073. C-2 Central Business Commercial District
- § 10-2074. C-L Commercial Limited District
- § 10-2075. C-R Commercial Redevelopment
- § 10-2076. MIX Mixed Use District

- § 10-2077. O-I-T Office-Institutional-Transition District
- § 10-2078. B-P Business Park District
- § 10-2079. I-1 Light Industrial District
- § 10-2080. I-2 Heavy Industrial District

ARTICLE D. ADMINISTRATIVE PERMITS AND USE PERMITS

- § 10-2081. Scope and Intent
- § 10-2082. Application and Approval
- § 10-2083. Application of Regulations
- § 10-2084. Administrative Permits
- § 10-2085. Use Permits
- § 10-2086. Use Permit Considerations
- § 10-2087. Additional Restrictions
- § 10-2088. Administrative Permits
- § 10-2088.1 Minimum Administrative Permit Standards
- § 10-2089. Alternative Antenna Support Structure to Exceed the District Height
- § 10-2090. Amateur Radio Antenna to Exceed the District Height
- § 10-2091. Antenna, Tower, And Associated Structures (Radio, T.V., Microwave Broadcasting, Etc.), to Exceed the District Height
- § 10-2092. Club
- § 10-2093. Event, Special Indoor/Outdoor
- § 10-2094. Golf Course
- § 10-2095. Parking, Off-Site and Shared
- § 10-2096. Recreational Court, Private
- § 10-2097. Recreational Courts, Public
- § 10-2098. Relocated Residential Structure
- § 10-2099. Revival Tent
- § 10-2100. Roadside Produce Stands
- § 10-2101. Roadside Vending
- § 10-2102. Seasonal Business Use
- § 10-2103. Swimming Pool, Private
- § 10-2104. Swimming Pool, Public
- § 10-2105. Temporary Classroom
- § 10-2106. Temporary Structures
- § 10-2107. Utility Substations (Telephone, Electric, or Gas, Etc.) § 10-2107. Swimming Pool, Private
- § 10-2108. Veterinary Clinic/Hospital or Kennel
- § 10-2109. Use Permits
- § 10-2109.1 Minimum Use Permit Standards
- § 10-2110. Adult Book Store
- § 10-2111. Adult Entertainment Establishments
- § 10-2112. Agricultural-Related Activities
- § 10-2113. Amateur Radio Antenna to Exceed the Administrative Permit Height
- § 10-2114. Amphitheaters

- § 10-2115. Antenna Tower, and Associated Structure (Radio, T.V., Microwave Broadcasting, Etc.), To Exceed the District Height
- § 10-2116. Bed And Breakfast
- § 10-2117. Cemetery and/or Mausoleum (Human or Pet)
- § 10-2118. Church, Temple or Place of Worship
- § 10-2119. Commercial Amusement, Outdoor
- § 10-2120. Composting
- § 10-2121. Convalescent Center/ Nursing Home/ Hospice
- § 10-2122. Country Inn
- § 10-2123. Child Day Care Center
- § 10-2124. Driving Range
- § 10-2125. Festivals or Events, Outdoor/Indoor
- § 10-2126. Small Group Residence/Shelter (18 and older)
- § 10-2127. Medium Group Residence/Shelter (18 and older)
- § 10-2128. Large Group Residence/Shelter (18 and older)
- § 10-2129. Congregate Group Residence/Shelter (18 and older)
- § 10-2130. Small Group Residence (17 and younger)
- § 10-2131. Medium Group Residence (17 and younger)
- § 10-2132. Large Group Residence (17 and younger)
- § 10-2133. Congregate Group Residence (17 and younger)
- § 10-2134. Kennel or Outside Animal Facilities
- § 10-2135. Landfill, Solid Waste Disposal
- § 10-2136. Landscaping Business, Plant Nursery, or Garden Center with Indoor Retail Component
- § 10-2137. Lodge, Retreat and/or Campground
- § 10-2138. Medical Related Lodging
- § 10-2139. Personal Care Home/Assisted Living
- § 10-2140. Private Correctional Facility/Prison
- § 10-2141. Recreational Fields
- § 10-2142. Recycling Center, Processing
- § 10-2142.1 Rehabilitation Centers
- § 10-2143. Salvage, Storage, and/or Junk Facility
- § 10-2144. School, Private or Special
- § 10-2145. Self Storage/Mini
- § 10-2146. Self Storage/Multi
- § 10-2147. Senior Housing
- § 10-2148. Skywalks
- § 10-2149. Stadium (Offsite) Associated With a Private School
- § 10-2150. Transfer Station, Solid Waste

ARTICLE E. OFF STREET PARKING AND LOADING

- § 10-2151. Scope
- § 10-2152. Parking Spaces Required.
- § 10-2153. Basic Off-Street Parking Requirements
- § 10-2154. Off-Street Parking or Loading Area Layout, Construction and Maintenance

- § 10-2155. Shared Parking
- § 10-2156. Reduction of the Basic Requirement
- § 10-2157. Straight-Line Distance from Marta Station Reduction Property Line to Applicant Property Line
- § 10-2158. Administrative Reduction of Spaces Constructed
- § 10-2159. Acceptable Locations for Off-Street Parking
- § 10-2159.1. Parking and Loading Locations
- § 10-2160. Limitation on Trucks
- § 10-2161. Shared Driveways
- § 10-2162. Off-Site Location of Required Parking
- § 10-2163. Landscape Areas and Buffers
- § 10-2164. Vehicles at Automotive Repair and Specialty Shops
- § 10-2165. Off-Street Parking Design Requirements Angled or Parallel Parking
- § 10-2166. Landscape Islands
- § 10-2167. Handicapped Parking
- § 10-2168. Parking for Specialized Vehicles
- § 10-2169. Off-Street Loading
- § 10-2169.1. Loading Spaces Required
- § 10-2170. Design and Arrangement of Off-Street Loading Areas
- § 10-2171. Off-Street Loading Location Limitations

ARTICLE F. VIOLATION AND PENALTY

- § 10-2172. Violation
- § 10-2173. Penalty

ARTICLE G. PLANS AND INSPECTIONS

- § 10-2174. Single Family Dwelling Plans
- § 10-2175. Inspections

ARTICLE H. RESERVED

- § 10-2176. Reserved

ARTICLE I. APPEALS

- § 10-2177. Purpose
- § 10-2178. Decision Making Authority
- § 10-2179. City Council
- § 10-2180. Planning and Zoning Commission
- § 10-2181. Director of the Planning and Zoning (P&Z)
- § 10-2182. Limitation on Authority
- § 10-2183. Variances
- § 10-2184. Variance Considerations

- § 10-2185. Administrative Variance
- § 10-2186. Minor Variance
- § 10-2187. Primary Variance
- § 10-2188. Secondary Variance/Interpretation
- § 10-2189. Concurrent Variances
- § 10-2190. Limitations on Concurrent Variances
- § 10-2191. Application for Concurrent Variances
- § 10-2192. Modifications
- § 10-2193. Application for Modification
- § 10-2194. Administrative Modification
- § 10-2195. Appeal of an Administrative Modification Decision
- § 10-2196. Zoning Modification
- § 10-2197. General Procedures
- § 10-2198. Applications
- § 10-2199. Standing
- § 10-2200. Filing Deadlines
- § 10-2201. Withdrawal of Application
- § 10-2202. Fees
- § 10-2203. Legal Action Stayed
- § 10-2204. Public Hearing
- § 10-2205. Evaluations and Reports
- § 10-2206. Public Notification
- § 10-2207. Planning and Zoning Commission Decision on Secondary Variances/Interpretations
- § 10-2208. Notice of Decisions
- § 10-2209. Reconsideration of Denied Application
- § 10-2210. Time Limitation on Appeals to Superior Court
- § 10-2211. Expiration of Variance

ARTICLE J. REZONING AND OTHER AMENDMENT PROCEDURES

- § 10-2212. General Amendments
- § 10-2213. Land Use Petitions
- § 10-2214. Appeals to Superior Court
- § 10-2215. Filing Deadlines
- § 10-2216. Withdrawal Prior to Advertising
- § 10-2217. Withdrawal after Advertising
- § 10-2218. Petition Requirements
- § 10-2219. Public Hearing and Notice Requirements
- § 10-2220. Secretary
- § 10-2221. Technical Evaluations and Reports
- § 10-2222. Zoning Impact Analysis by the Planning And Zoning Commission And The Department

- § 10-2223. Zoning Impact Analysis by Applicant
- § 10-2224. Environmental Reports
 - § 10-2224.1. Environmental Site Analysis (ESA)
 - § 10-2224.2. Environmental Impact Report (EIR)
 - § 10-2224.3. Review Criteria for ESA and/or EIR
 - § 10-2224.4. Traffic Impact Study
 - § 10-2224.5. Development of Regional Impact Study (DRI)
 - § 10-2224.6. Noise Study Report
 - § 10-2224.7. Community Zoning Information Meeting
- Conditional Development
 - § 10-2225. Designation
 - § 10-2226. Plans
 - § 10-2227. Zoning Maps
 - § 10-2228. Applicable Regulations
 - § 10-2229. Petition Fees

ARTICLE K. INTERPRETATION, CONFLICT AND ENFORCEMENT

- § 10-2230. Interpretation
- § 10-2231. Conflict
- § 10-2232. Enforcement
- § 10-2233. Permits In Effect

ARTICLE L. COMMUNITY ZONING INFORMATION MEETING

- § 10-2234. Purpose
- § 10-2235. Notification
- § 10-2236. Implementation
- § 10-2237. Results

APPENDIX A.

CHAPTER 3. BUILDING REGULATIONS

ARTICLE A. BUILDING CODE*

- § 10-3001. Building Code; Procedural Amendments
- § 10-3002. Definitions; Qualifications of Building Official
- § 10-3003. Definitions
- § 10-3004. Performance Bond Required; Exceptions
- § 10-3004.1 Code Compliance Bond; Exceptions
- § 10-3005. Penalties
- § 10-3006. Responsibility for Compliance with City Ordinance, Building and Construction Codes, Construction Standards, Etc
- § 10-3007 Certificate of Occupancy
- § 10-3008--10-3010. Reserved

ARTICLE B. PLUMBING CODE

- § 10-3011. Reserved
- § 10-3012. Exemption of City From Application Of State Statute
- § 10-3013--10-3020. Reserved

ARTICLE C. ELECTRICAL CODE

- § 10-3021. Reserved
- § 10-3021.1. Electrical Code; Procedural Amendments
- § 10-3021.2. Permit Fees
- § 10-3021.3. Remedy for Violation
- § 10-3021.4. Permit Provisions; Submission of Plans; Notice for Inspections; Service Connection; Stopping Work; Penalties

ARTICLE D. ELEVATOR LAWS*

- § 10-3022. Elevator Law Adopted
- § 10-3023--10-3030. Reserved

ARTICLE E. HEATING, VENTILATING AND AIR CONDITIONING CODE

- § 10-3031. Reserved

ARTICLE F. DISABILITIES ACCESSIBILITY CODE*

- § 10-3032. Disabilities Accessibility Code Adopted

ARTICLE G. ENERGY CODE

§ 10-3033. Reserved

ARTICLE H. GAS CODE

§ 10-3036. Reserved

§ 10-3037--10-3040. Reserved

ARTICLE I. RESERVED*

§ 10-3041--10-3060. Reserved

ARTICLE J. MOVING HOUSES AND OTHER OVERSIZE LOADS*

§ 10-3061. Purpose

§ 10-3062. Permit Requirements; Administrative Fee

§ 10-3063. Permit Limits

§ 10-3064. Conditions Attached To Permit Issuance

§ 10-3065. Route Approval

§ 10-3066. Revocation, Suspension, Denial of Application or Permit

§ 10-3067. Appeals

§ 10-3068. Applicability of Other City Ordinances and Regulations

§ 10-3069. Variances

ARTICLE K. AMUSEMENT DEVICE CODE

§ 10-3070. Standard Amusement Device Code

ARTICLE L. EXCAVATION AND GRADING CODE

§ 10-3071. Excavation and Grading Code

ARTICLE M. EXISTING BUILDINGS CODE

§ 10-3072. Standard Existing Buildings Code

ARTICLE N. SWIMMING POOL CODE

§ 10-3073. Standard Swimming Pool Code

ARTICLE O. UNSAFE BUILDING ABATEMENT CODE

§ 10-3074. Standard Unsafe Building Abatement Code

ARTICLE P. MULTIFAMILY RENTAL HOUSING

§ 10-3075. Definitions

§ 10-3076. Fee and Certificate Required

§ 10-3077. Failure to Provide Code Compliance Certificate

§ 10-3078. Penalty for False Certification and False Inspection

§ 10-3079. Repeal of Conflicting Provisions

CHAPTER 4. SUBDIVISION REGULATIONS

ARTICLE A. SUBDIVISION REGULATIONS

- § 10-4001. Title and Purpose
- § 10-4002. Authority and Application
- § 10-4003. Purpose
- § 10-4004. Definitions
- § 10-4005. Requirements
- § 10-4006. Process
- § 10-4007. Preliminary Plat
- § 10-4008. Land Disturbance Permit
- § 10-4009. Final Plat
- § 10-4010. General Principles of the Land
- § 10-4011. Suitability of the Land
- § 10-4012. Access
- § 10-4013. Conformance to the City Comprehensive Plan
- § 10-4014. Zoning and Other Regulations
- § 10-4015. Modification
- § 10-4016. Administrative Variance

ARTICLE B. CONSERVATION DEVELOPMENT

- § 10-4017. Purposes
- § 10-4018. General Regulations
- § 10-4019. Application Requirements
- § 10-4020. Open Space

ARTICLE C. DESIGN STANDARDS FOR STREETS

- § 10-4021. Streets
- § 10-4022. Alignment
- § 10-4023. Blocks
- § 10-4024. Lots
- § 10-4025. Development Streets
- § 10-4026. Gated Communities
- § 10-4027. Required Improvements
- § 10-4028. Streets
- § 10-4029. Street Grading
- § 10-4030. Street Paving/Striping
- § 10-4031. Curbs and Gutters
- § 10-4032. Sidewalks
- § 10-4033. Street Trees

ARTICLE D. WATER, WASTEWATER AND STORMWATER

- § 10-4034. Water Supply
- § 10-4035. Sanitary Sewer Management
- § 10-4036. Storm Water Provisions
- § 10-4037. Detention/Retention Design
- § 10-4038. Storm Drain System Stenciling/Identification
- § 10-4039. Sanitary and Storm Sewer Easement
- § 10-4040. Plans and Construction

ARTICLE E. MONUMENTS AND IRON PIPES

ARTICLE F. UNDERGROUND UTILITIES

ARTICLE G. STREET LIGHTS AND PEDESTRIAN LIGHTING

ARTICLE H. ADMINISTRATION AND ENFORCEMENT

- § 10-4041. Fees
- § 10-4042. Enforcement
- § 10-4043. Violation and Penalty
- § 10-4044. Conflict
- § 10-4045. Adoption
- § 10-4046. Severability

ARTICLE I. DRIVEWAY REGULATIONS

- § 10-4047. Purpose
- § 10-4048. Driveway Spacing
- § 10-4049. Spacing of One-Way Driveways
- § 10-4050. Placement of Driveways
- § 10-4051. Driveway Spacing
- § 10-4052. Residential Driveways
- § 10-4053. Spacing of Median Crossovers
- § 10-4054. Spacing of Signalized Intersections
- § 10-4055. Design Criteria
- § 10-4056. Design for Trucks
- § 10-4057. Driveway Width
- § 10-4058. Corner Radii
- § 10-4059. Left Turning Control Radii
- § 10-4060. Median Crossover Design
- § 10-4061. Type B Median Crossover
- § 10-4062. Type C Median Crossover
- § 10-4063. Sight Distance
- § 10-4064. Horizontal Alignment
- § 10-4065. Angle of Intersection

- § 10-4067. Auxiliary Turn Lanes
- § 10-4068. Minimum Requirements for Deceleration Lanes
- § 10-4069. Deceleration Lane Design
- § 10-4070. Minimum Requirements for Left Turn Lanes
- § 10-4071. Left Turn Lane Design
- § 10-4072. Raised Islands
- § 10-4073. Right-in, Right-out Driveways
- § 10-4074. Pavement Design
- § 10-4075. Pedestrian Considerations
- § 10-4076. Clear Zone Requirements
- § 10-4077. Right of Way Requirements
- § 10-4078. Signing and Marking
- § 10-4079. Signing
- § 10-4080. Stop Signs (R1-1)
- § 10-4081. Yield Sign (R1-2)
- § 10-4082. Right Lane Must Turn Right Sign (R3-7R)
- § 10-4083. Speed Limit Sign (R2-1)
- § 10-4084. Street Name Sign (D3-1)
- § 10-4085. Roundabout Sign
- § 10-4086. Stop Ahead Sign (W3-1) & Yield Ahead Sign (W3-2)
- § 10-4087. Playground Sign (W15-1)
- § 10-4088. Additional Signs
- § 10-4089. Sign Information and Sizes
- § 10-4090. Pavement Marking

ARTICLE J. INFILL

- § 10-4091. Definitions
- § 10-4092. Public Participation Program
- § 10-4093. Public Participation Plan
- § 10-4094. Public Participation Plan Report
- § 10-4095. Community Responsibility

ARTICLE K. DEVELOPMENT REGULATIONS

- § 10-4096. Scope and Intent
- § 10-4097. Compliance
- § 10-4098. Appeals
- § 10-4099. Permit and Sign-off Requirements
- § 10-4100. Land Disturbance Permit Prerequisites
- § 10-4101. Prerequisite to Occupancy Permit Inspection
- § 10-4102. Site Improvement Standards
- § 10-4103. Off-Street Parking
- § 10-4104. Interparcel Access
- § 10-4105. Sidewalks, Curb and Gutter
- § 10-4106. Detention/Retention

- § 10-4107. Compliance with Tree Protection and Landscape Ordinance
- § 10-4108. Subdivision Access
- § 10-4109. Minimum Setback for New Street
- § 10-4110. Dams
- § 10-4111. Building Setback from Pipeline Easement
- § 10-4112. Burying of Construction
- § 10-4113. Wastewater Pump and Lift Stations

CHAPTER 5. FLOOD DAMAGE PREVENTION

ARTICLE A. GENERAL

- § 10-5001. Findings
- § 10-5002. Purpose and Intent
- § 10-5003. Applicability
- § 10-5004. Designation of Chapter Administrator
- § 10-5005. Basis for Area of Special Flood Hazard--Flood Area Maps and Studies
- § 10-5006. Compatibility with Other Regulations
- § 10-5007. Severability
- § 10-5008. Warning and Disclaimer of Liability
- § 10-5009. Definitions
- § 10-5010--10-5020. Reserved

ARTICLE B. PERMIT PROCEDURES AND REQUIREMENTS

- § 10-5021. Permit Application Requirements
- § 10-5022. Floodplain Management Plan Requirements
- § 10-5023. Construction Stage Submittal Requirements
- § 10-5024. Duties and Responsibilities of the Administrator
- § 10-5025--10-5030. Reserved

ARTICLE C. STANDARDS FOR DEVELOPMENT

- § 10-5031. Definition of Floodplain Boundaries
- § 10-5032. Definition of Floodway Boundaries
- § 10-5033. General Standards
- § 10-5034. Engineering Study Requirements for Floodplain Encroachments
- § 10-5035. Floodway Encroachments
- § 10-5036. Maintenance Requirements
- § 10-5037--10-5040. Reserved

ARTICLE D. PROVISIONS FOR FLOOD DAMAGE REDUCTION

- § 10-5041. General Standards
- § 10-5042. Building Standards for Structures and Buildings within the Future-Conditions Floodplain
- § 10-5043. Building Standards for Structures and Buildings Authorized Adjacent To The Future-Conditions Floodplain
- § 10-5044. Building Standards for Residential Single-Lot Developments on Streams without Established Base Flood Elevations and/or Floodway (A-Zones)
- § 10-5045. Building Standards for Areas of Shallow Flooding (AO-Zones)
- § 10-5046. Standards for Subdivisions
- § 10-5047--10-5050. Reserved

ARTICLE E. VARIANCE PROCEDURES

§ 10-5051. Variances

§ 10-1052--10-1060. Reserved

ARTICLE F. ENFORCEMENT

§ 10-5061. Violations, Enforcement and Penalties

§ 10-5062. Notice of Violation

§ 10-5063. Penalties

§ 10-5064. Administrative Appeal

§ 10-5065. Judicial Review

CHAPTER 6. TREE PROTECTION AND LANDSCAPING

ARTICLE A. TREE PROTECTION AND LANDSCAPING

- § 10-6001. Purpose
- § 10-6002. Definitions
- § 10-6003. Application Requirements
- § 10-6004. Time Limit on Approval
- § 10-6005. Applicability
- § 10-6006. Vegetation Disturbance Permit For Developed Single-Family Lot
- § 10-6007. Vegetation Disturbance Permit Required
- § 10-6008. Minimum Landscape Strips and Buffers
- § 10-6009. Parking Lot Landscaping
- § 10-6010. Landscape Requirements
- § 10-6011. Required Landscape Buffer
- § 10-6012. Tree Survey Required
- § 10-6013. Tree Protection Plan Specifications
- § 10-6014. Planning and Zoning Authority and Action on a Tree Protection Plan
- § 10-6015. Tree Damage
- § 10-6016. Pruning
- § 10-6017. Removal of Specimen Trees
- § 10-6018. Criteria for Removal of Trees
- § 10-6019. Establishment of the East Point Tree Bank
- § 10-6020. Appeal Procedure
- § 10-6021. Severability and Conflicts
- § 10-6022. Appendix A Density Factor Analysis
- § 10-6023. Appendix B Landscaping and Tree Species Selection List
- § 10-6024. Appendix C Formula for Determining Contributions to East Point Tree Bank

CHAPTER 7. SIGNS

ARTICLE A

- § 10-7001. Purpose and Findings
- § 10-7002. Definitions
- § 10-7003. Powers and Duties
- § 10-7004. Applicability
- § 10-7005. Permit Required
- § 10-7006. Application for Permit
- § 10-7007. Denial, Revocation, Suspension and Variance
- § 10-7008. Identification Labels
- § 10-7009. Occupational Tax Certificate, Public Liability Insurance Required
- § 10-7010. Prohibited Signs
- § 10-7011. Signs Which Require No Permit
- § 10-7012. Exceptions
- § 10-7013. Violations; Penalties
- § 10-7014. General Sign Regulations
- § 10-7015. Removal of Unlawful Or Dangerous Signs
- § 10-7016. Sign Specifications
- § 10-7017. Sign Regulations by Zoning District
- § 10-7018. Severability

CHAPTER 8. UNIFORM ROADWAY ADDRESSING SYSTEM

ARTICLE A

§ 10-8001. Purpose and Intent

§ 10-8002. Definitions

§ 10-8003. Address Numbers

§ 10-8004. Subdivisions and Other New Developments

§ 10-8005. Private Roadway Naming

§ 10-8006. Changing of Existing Roadway Names and Addresses

§ 10-8007. Roadway and Thoroughfare Designation Suffixes

§ 10-8008. Street Signs

§ 10-8009. Administration and Enforcement

§ 10-8010. Appeals

§ 10-8011. Penalties

CHAPTER 9. CONDITION AND USE OF COMMERCIAL AND INDUSTRIAL BUILDINGS

§ 10-9001. Findings

§ 10-9002. Purpose

§ 10-9003. Definitions

§ 10-9004. Applicability

§ 10-9005. Administrative Provisions

§ 10-9006. Penalties

§ 10-9007. Duties and Responsibilities of Owner and Operator

§ 10-9002. Purpose

CHAPTER 10. SOIL EROSION & SEDIMENTATION CONTROL*

ARTICLE A

§ 10-10001--10-10003. Reserved

§ 10-10004. Title

§ 10-10005. Definitions

§ 10-10006. Exemptions

§ 10-10007. Minimum Requirements for Erosion and Sedimentation Control Using Best Management Practices

§ 10-10008. Application/Permit Process

§ 10-10009. Inspection and Enforcement

§ 10-10010. Penalties and Incentives

§ 10-10011. Education and Certification

§ 10-10012. Administrative Appeal Judicial Review

§ 10-10013. Effective Date, Validity and Liability

§ 10-10014. Repeal Conflicting Ordinances

CHAPTER 11. STORMWATER MANAGEMENT

ARTICLE A. POST-DEVELOPMENT STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT

DIVISION 1. GENERALLY

- § 10-11001. Findings
- § 10-11002. Purpose and Intent
- § 10-11003. Applicability
- § 10-11004. Designation of Article Administrator
- § 10-11005. Compatibility with Other Regulations
- § 10-11006. Severability
- § 10-11007. Stormwater Design Manual
- § 10-11008. Definitions
- § 10-11009--11-0020. Reserved

DIVISION 2. PERMIT PROCEDURES AND REQUIREMENTS

- § 10-11022. Stormwater Concept Plan and Consultation Meeting
- § 10-11021. Permit Application Requirements
- § 10-11023. Stormwater Management Plan Requirements
- § 10-11024. Stormwater Management Inspection and Maintenance Agreements
- § 10-11025. Performance and Maintenance Bonds
- § 10-11026. Application Procedure
- § 10-11027. Application Review Fees
- § 10-11028. Modifications for Off-Site Facilities

DIVISION 3. POST-DEVELOPMENT STORMWATER MANAGEMENT PERFORMANCE CRITERIA

- § 10-11042. Water Quality
- § 10-11043. Stream Channel Protection
- § 10-11044. Overbank Flooding Protection
- § 10-11045. Extreme Flooding Protection
- § 10-11046. Structural Stormwater Controls
- § 10-11047. Stormwater Credits for Nonstructural Measures
- § 10-11048. Drainage System Guidelines
- § 10-11049. Dam Design Guidelines
- § 10-11050--10-11060. Reserved

DIVISION 4. CONSTRUCTION INSPECTIONS OF POST-DEVELOPMENT STORMWATER MANAGEMENT SYSTEM

- § 10-11062. Final Inspection and As Built Plans
- § 10-11061. Inspections to Ensure Plan Compliance During Construction
- § 10-11063--10-11070. Reserved

DIVISION 5. ONGOING INSPECTION AND MAINTENANCE OF STORMWATER FACILITIES AND PRACTICES

- § 10-11071. Long-Term Maintenance Inspection of Stormwater Facilities and Practices
- § 10-11072. Right-Of-Entry for Inspection
- § 10-11073. Records of Maintenance Activities
- § 10-11074. Failure to Maintain
- § 10-11075--10-11080. Reserved

DIVISION 6. ENFORCEMENT

- § 10-11081. Violations, Enforcement and Penalties
- § 10-11082. Notice of Violation
- § 10-11083. Penalties
- § 10-11084. Administrative Appeal
- § 10-11085. Judicial Review
- § 10-11086--10-11000. Reserved

ARTICLE B. ILLICIT DISCHARGES AND ILLEGAL CONNECTIONS

DIVISION 1. GENERALLY

- § 10-11101. Findings
- § 10-11102. Purpose and Intent
- § 10-11103. Applicability
- § 10-11104. Compatibility with Other Regulations
- § 10-11105. Severability
- § 10-11106. Responsibility for Administration
- § 10-11107. Definitions
- § 10-11108--10-11120. Reserved

DIVISION 2. PROHIBITIONS

- § 10-11102. Prohibition of Illegal Connections
- § 10-11121. Prohibition of Illicit Discharges
- § 10-11123--10-11130. Reserved

DIVISION 3. INDUSTRIAL OR CONSTRUCTION ACTIVITY DISCHARGES

- § 10-11131. Compliance with Permit
- § 10-11132--10-11140. Reserved

DIVISION 4. ACCESS AND INSPECTION OF PROPERTIES AND FACILITIES

§ 10-11141. Right of Entry

§ 10-11142--10-11150. Reserved

DIVISION 5. NOTIFICATION OF ACCIDENTAL DISCHARGES AND SPILLS

§ 10-11151. Notification Required

§ 10-11152--10-11160. Reserved

DIVISION 6. VIOLATIONS, ENFORCEMENT, PENALTIES AND APPEALS

§ 10-11161. Violations

§ 10-11162. Notice of Violation

§ 10-11163. Penalties

§ 10-11164. Violations Deemed a Public Nuisance

§ 10-11165. Remedies Not Exclusive

§ 10-11166. Attorneys' Fees and Other Costs

§ 10-11167. Administrative Appeal

§ 10-11168. Judicial Review

CHAPTER 12. STREAM BUFFER PROTECTION

ARTICLE A. IN GENERAL

- § 10-12001. Title
- § 10-12002. Findings
- § 10-12003. Purposes
- § 10-12004. Definitions
- § 10-12005. Applicability
- § 10-12006. Grandfather Provisions
- § 10-12007. Exemptions
- § 10-12009. Severability
- § 10-12010. Repeal of Existing Ordinances
- § 10-12011--10-12020. Reserved

ARTICLE B. LAND DEVELOPMENT AND OTHER REQUIREMENTS

- § 10-12021. Buffer and Setback Requirements
- § 10-12022. Variance Procedures
- § 10-12023. Compatibility with Other Buffer Regulations and Requirements
- § 10-12024. Additional Information Requirements for Development on Buffer Zone Properties
- § 10-12025. Responsibility
- § 10-13026. Inspection
- § 10-12027--10-12040. Reserved

ARTICLE C. VIOLATIONS, ENFORCEMENT, PENALTIES AND APPEALS

- § 10-12041. Violations
- § 10-12042. Notice of Violation
- § 10-12043. Penalties
- § 10-12044. Administrative Appeal
- § 10-12045. Judicial Review

CHAPTER 13. ENTERPRISE ZONES

ARTICLE A

§ 10-13001. Definitions

§ 10-13002. Purpose and Scope

§ 10-13003. Criteria and Boundaries of Enterprise Zone

§ 10-13004. Qualifications and Incentives; Qualifying Business

§ 10-13005. Terms of Duration

§ 10-13006. Administration

§ 10-13007. Application

§ 10-13008. Separate Business Locations

§ 10-13009. Record of Exemption to be Maintained

§ 10-13010. Severability

§ 10-13011. Liability

§ 10-13012. Effective Date

CHAPTER 14. OVERLAY DISTRICTS

ARTICLE A

10-14001. Overlay District Authority

10-14002. Purpose and Intent

10-14003. Definitions

10-14004. Certificates of Endorsement

§ 10-14005. Maintenance of Properties Building Code and Zoning Provisions

§ 10-14006. Interpretation, Violations, Enforcement and Penalty Provisions

ARTICLE B: DOWNTOWN ARCHITECTURAL OVERLAY DISTRICT

§ 10-14007. Downtown Architectural Overlay District

§ 10-14008. Downtown Architectural Review Board

§ 10-14009. Transitional Yards Between Uses

§ 10-14010. Design Review Process

§ 10-14011. Development Standards

§ 10-14012. Landscaping

§ 10-14013. Screening and Fencing

§ 14-14014. Pedestrian Safety

§ 10-14015. Site Lighting for Parking Lots, Pedestrian Paths, and Public Entrances

§ 10-14016. Building Size, Orientation, Setback, Height, Scale and Parking

§ 10-14017. Building and Other Structure Design

§ 10-14018. Severability

ARTICLE C. CLEVELAND AVENUE OVERLAY DISTRICT

§ 10-14020. Intention

§ 10-14021. Public Framework

§ 10-14022. Private Framework

§ 10-14023. Public Framework

§ 10-14024. Definitions

§ 10-14025. Guidelines

§ 10-14026. Parks and Trails

§ 10-14027. Gateways

§ 10-14028. Private Framework

§ 10-14029. Townhomes

§ 10-14030. Multi-Family

§ 10-14031. Office

§ 10-14032. Retail/ Mixed-Use

§ 10-14033. Big Box

CHAPTER 15. CEMETERY PRESERVATION

§ 10-15000. Cemeteries

§ 10-15001. Findings and Intent

§ 10-15002. Definitions

§ 10-15003. Exemption for Identification of Burial Grounds

§ 10-15004. Notification of Disturbed Burial Ground

§ 10-15005. Cemetery Buffer

§ 10-15006. Access to Burial Grounds

§ 10-15007. Prohibited Acts

§ 10-15008. Permit Application and Additional Requirements

§ 10-15009. Fees

§ 10-15010. Violations and Penalties; Abatement of Nuisance