

ORDINANCE OR 18-452

AN ORDINANCE OF THE CITY OF STOCKBRIDGE MAYOR AND CITY COUNCIL TO AMEND THE CODE OF ORDINANCES OF THE CITY OF STOCKBRIDGE, GEORGIA BY AMENDING SECTION 12.02.088(A)(1); TO PROVIDE SEVERABILITY; TO PROVIDE PENALTIES; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR ADOPTION AND EFFECTIVE DATE; TO PROVIDE FOR CODIFICATION; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES .

WHEREAS, the City of Stockbridge (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services to residents located within the corporate limits of the City;

WHEREAS, State law permits the Mayor and City Council of the City of Stockbridge to establish ordinances to regulate uses and the number of similar uses; and

WHEREAS, the Mayor and City Council wishes to amend the ordinance to establish new architectural standards for single-family residential development in mixed-use developments and development agreements including single-family residential units; and

THEREFORE, THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

SECTION 1. The Section 12.02.088 (A)(1) of Stockbridge, GA Code must be amended to establish new Architectural Standards as follows:

A. Residential lots shall meet the following requirements depending on dwelling type:

1. Single-family residential shall meet the same requirements for single-family residential as provided for in a TND, except the maximum net density is four du/nua but may be increased to five du/nua with density credits. Furthermore, single-family detached residences shall meet the following minimum architectural standards:

a) Standard Percentages

- i. Twenty-five (25) percent of the dwelling units shall have all sides made entirely of brick, except eaves and cornices and gables as the builder desires (note that where this ordinance refers to sides or siding, cornices, gables and eaves are excluded).
- ii. Twenty-five (25) percent of the dwelling units shall have all sides made entirely of brick, stone, stucco, or any combination thereof.
- iii. Twenty-five (25) percent shall have three sides made entirely of brick, stone, stucco, or any combination thereof with the back made of cement fiberboard siding.
- iv. Twenty-five (25) percent shall have front facades made of all brick, stone, stucco or a combination of with the remaining three sides made of cement fiberboard siding. A minimum ‘water table’ of 3 feet shall be made up of primary materials around the three sides of each unit.

- b) Custom Homes - The City of Stockbridge encourages the development of exemplary neighborhoods with architecture intended to enhance the character and value of detached residences within the City. In order to allow for flexibility in approving customized architecture for detached residences within a Mixed-Use Neighborhood Development District, the following minimum architectural standards shall be met:
- i. A minimum of 2,500 square feet (SF)
 - ii. The front façade of each dwelling unit shall be comprised of no less than eighty (80) percent of either brick or stone, or a combination of brick and stone, and the remaining twenty (20) percent may be comprised of stucco, shake, and/or cement fiberboard siding. In determining the percentage of materials on the front façade, neither doors, windows, garage doors, gables nor eaves shall be included in such calculation.
 - iii. The side and rear facades of each dwelling unit may be comprised of any combination of primary materials including brick and/or stone and secondary materials including stucco, shake and/or cement fiberboard siding; provided, however, the proposed materials must be harmonious with the front façade materials for such dwelling unit.
 - iv. A minimum "water table" of 3 feet shall be made up of primary materials around the entirety of each unit.
- c) Review and Approval Process. Site and Architectural Review will be done by the Community Development Department as part of the permitting process for the related site plan, subdivision plat, or other applicable development application. Such review shall be done prior to issuance of any permits.
- d) In no case shall vinyl, metal, or aluminum siding of any kind be used on the front, side or rear elevations of a dwelling unit, including the gables and eaves.
- e) Staggering of setbacks and building massing is encouraged. Variable setbacks and building massing establish a visually interesting streetscape and avoid monotony.
- f) The minimum architectural standards as spell out shall apply to all single-family residential development approved in any and all development agreements in which an application for building permits have not been obtained with an effective date of the approval of this Amendment.

SECTION 2. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 3. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance.

SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 5. Codification and Severability. (a) It is hereby declared to be the intention of the City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were upon their enactment believed by the City Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the City Council that to the greatest extent allowed by law each and every section, paragraph, sentence, clause or phrase of this ordinance is severable from every other section, paragraph, sentence, clause or phrase of this ordinance. It is hereby further declared to be the intention of the City Council that to the greatest extent allowed by law no section, paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this ordinance.

(c) In the event that any section, paragraph, sentence, clause or phrase of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the ordinance and that to the greatest extent allowed by law all remaining Sections, paragraphs, sentences, clauses, or phrases of the ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

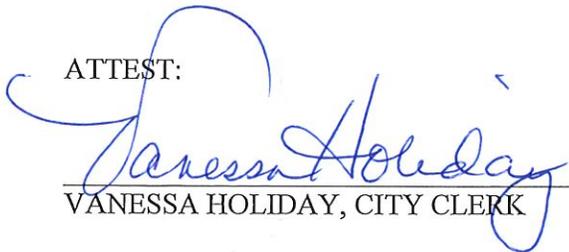
SECTION 7. Repeal of Conflicting Provisions. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter

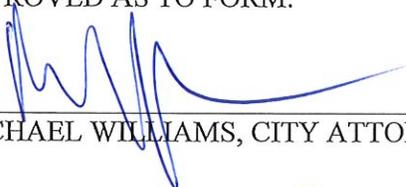
SO ORDAINED this 30th day of January, 2018.


ANTHONY S. FORD, MAYOR

ATTEST:


VANESSA HOLIDAY, CITY CLERK (SEAL)

APPROVED AS TO FORM:


MICHAEL WILLIAMS, CITY ATTORNEY

Date Presented to Mayor: 2-2-2018

Date Received from Mayor: 2-2-2018