



City of Powder Springs

City of Powder Springs
4484 Marietta Street
Powder Springs, GA 30127

Legislation Text

File #: PZ 19--010, **Version:** 1

File #: PZ 19-010

Application: Text Amendment, City initiated

PETITION: City initiated request to modifying and remove “multi-family” from Table 2-1 (Permitted and Special Uses by Residential Zoning District) of the Unified Development Code (UDC).

Purpose of Amendment: Allows for consistency within all chapter of the UDC.

**Table 2-1
Permitted and Special Uses by Residential Zoning District**

Use	See Also Sec.	R-30	R-20	R-15	MDR
ACCESSORY USES					
Accessory uses and structures not otherwise listed in this table, determined by the community development director to be normally incidental to one or more permitted principal uses	Sec. 4-05	P	P	P	P
Accessory apartment, attached	Sec. 4-10	S	S	S	S
Accessory apartment, detached	Sec. 4-10	S	S	S	S
Carport or garage		P	P	P	P
Construction field office	Sec. 4-210	P	P	P	P
Fallout shelter		P	P	P	P
Family day care home	Sec. 4-110	P	P	P	P
Fence	Sec. 4-135	See Table 4.1			
Greenhouse, private		P	P	P	P
Guest house	Sec. 4-160	P	P	P	P
Home occupation	Sec. 4-170	P	P	P	P
Intermodal container, temporary	Sec. 4-180	P	P	P	P
Junk	Sec. 4-185	X	X	X	X
Model home or subdivision sales office, temporary	Sec. 4-285	P	P	P	P
Parking space, parking lot accessory to one or more permitted uses	Sec. 4-235	P	P	P	P
Parking of commercial vehicle or semi-trailer	Sec. 4-270	X	X	X	X
Recreation facility, private (tennis court, swimming pool)	Sec. 4-295	P	P	P	P
Roadside stand		S	X	X	X
Solar energy system, building mounted	Sec. 4-275	P	P	P	P
Solar energy system, ground mounted	Sec. 4-280	S	S	S	S
Tower, amateur radio	Sec. 4-435	P	P	P	P
Utility substation		P	P	P	P
Yard or garage sale	Sec. 4-335	P	P	P	P
AGRICULTURAL USES					
	See Also Sec.	R-30	R-20	R-15	MDR
Livestock and animal quarters	Sec. 4-200	S	X	X	X
Poultry	Sec. 4-200 (d)	P	P	P	P
Production of crops	Sec. 4-15	P	P	P	P
Timbering and forestry	Sec. 4-15	P	P	P	P
Agriculture, agricultural facility, or agricultural operation not otherwise specifically indicated in this table		S	S	X	X
RESIDENTIAL USES					
	See Also Sec.	R-30	R-20	R-15	MDR
Boarding house		X	X	X	X
Conservation subdivision	Art.15 Div. 9	P	P	P	P
Dwelling, detached single-family	Sec. 4-130	P	P	P	P
Dwelling, two-family (duplex)	Sec. 4-125	X	X	X	P
Dwelling, attached single-family (fee simple or condo)	Sec. 4-120	X	X	X	P
Dwelling, multiple family		X	X	X	P
Group home		X	X	X	S

Live-work unit		X	X	X	S
Loft		X	X	X	P
Manufactured home	Sec. 4-205	X	X	X	X
Modular home (see def. industrialized building)		P	P	P	P
Model home or subdivision sales office, temporary	Sec. 4-285	P	P	P	P
Relocated residential structure		S	S	S	S
INSTITUTIONAL USES		R-30	R-20	R-15	MDR
Church, temple, synagogue, or place of worship	Sec. 4-70	S	S	S	S
Club or lodge, nonprofit (civic, fraternal, social)	Sec. 4-75	S	S	S	S
Continuing care retirement community		X	X	X	S
Use	See Also Sec.	R-30	R-20	R-15	MDR
Institutionalized residential living and care facilities, serving less than 15 persons	Sec. 4-175	X	X	X	X
Institutionalized residential living and care facilities, serving 15 or more persons	Sec. 4-175	X	X	X	X
Public use		P	P	P	P
School, private elementary, middle, or high	Sec. 4-260	S	S	S	S
RECREATIONAL USES		R-30	R-20	R-15	MDR
Common area		P	P	P	P
Community recreation	Sec. 4-100	P	P	P	P
Conservation area		P	P	P	P
Golf course as part of residential subdivision		S	S	S	S