

CITY OF BROOKLET
STATE OF GEORGIA

ORDINANCE NO. 2024-021

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF BROOKLET, GEORGIA AMENDING THE CODE OF THE CITY OF BROOKLET, GEORGIA AT ZONING APPENDIX B, ARTICLE V, TO AMEND AND RESTATE THE TABLE OF PERMITTED USES AT SECTION 5.1, AND TO ADD SECTION 5-3 AND SUBSECTIONS 5-3.3 THROUGH 5-3.7 WHICH PROVIDE FOR MINIMUM STANDARDS IN THE R-3 ZONING DISTRICT; TO PROVIDE FOR NOTICE; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Brooklet, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government;

WHEREAS, the Mayor and Council have authority to amend the City's ordinances from time to time and where necessary to maintain adequate regulations; and;

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF BROOKLET, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

Section 1. The code of the City of Brooklet, Georgia, Zoning Appendix B, Article V, Section 5-1 shall now be amended and restated to now read in its entirety as follows:

Sec. 5-1. - Table of permitted uses.

Within the various zoning districts as indicated on the zoning map, no building, structure or land shall be constructed, erected, altered, or used except, as indicated in the following schedules:

Section 5-1.1. Uses permitted by right: Uses permitted as a matter of right are indicated on the following schedule by the letter "X" in the appropriate column.

Section 5-1.2. Special exceptions: Uses permitted only after special review and approval of the planning commission (See article XIII) are indicated on the following schedule by the letter "O" in the appropriate column.

#	DESCRIPTION	A-1	R-1	R-2	R-3	R-4	C-1	C-2	I-1	I-2
1	Accessory building or uses (See section 2-2)	X	X	X	X	X	X	X	X	X

2	Ambulance service or rescue squad								O	X		
3	Amusement or recreational activities (commercial), carried on outside a building such as a golf course, softball field, and uses of similar nature	O	O	O	O	O			O	O		
4	Amusement or recreational activities (commercial), carried on wholly within a building, such as cinema, theater, auditorium and uses of a similar nature								X	X	O	
5	Animal hospital, commercial kennels, veterinary clinic or animal boarding place, located at least 300 feet from the nearest residential district	O							X	O	O	
6	Athletic club								X	X	O	
7	Athletic field, public	O	O	O	O	O			O	O		
8	Auto-truck sales, repair parts, parking lot								O	X	X	O
9	Auto body repair shop								X	X	O	
10	Banks, financial institutions								X	X		
11	Barns, silos, and farm buildings	X										
12	Boarding house				O							
13	Bottling and canning plant								X	X	O	
14	Bowling alley								X	X	O	
15	Broadcasting studio (radio, TV)			O	O	O			X	X	O	
16	Builders/contractors equipment, material storage								O	X	X	X
17	Bus terminal, passenger								O	X	X	X
18	Campground, private-public	O							X			
19	Carnival, rodeo, horse show, or athletic event, tent revival, community fair, or other event of interest to the public; not to exceed 30 days	O							X	X	O	
20	Cemetery	O	O	O	O							
21	Church or other places of worship	O	O	O	O	O		X				
22	Medical/dental clinic, public-private (See section 6-1)				O				X	X		
23	Clubs or lodges-private				O				X	X		
24	Community center			O	O	O		X	X			
25	Disposal plant, sewage											X
26	Dwelling, single-family	X	X	X	X	X						
27	Dwelling, multi-family - group				O							
28	Farmers market								X	X		
29	Farmlands	X	O	O	O	O		O				
30	Feed, grain, or fertilizer wholesaling & storage								O	X	O	
31	Fire station	O	O	O	O	O	O	O	O	O	O	
32	Fraternities and sororities				O							
33	Funeral home							O	X			
34	Garage apartment	O	O	O	O	O						
35	Gasoline petroleum bulk plant (storage and refining)											X
36	Golf course	O	O	O	O	O		X	O			
37	Go-kart, motor-bike track	O							O	O	O	
38	Group development projects (See section 6-2)				O							
39	Historic Site	O	O	O	O	O	O	O	O	O	O	
40	Home - elderly, children, nursing				O			O	X			
41	Home occupation (See section 6-1)	O	O	O	O	O						
42	Hospital & care homes				O			O	X			
43	Hotel/motel							X	X			

[illegible]

Section 2. The code of the City of Brooklet, Georgia, Zoning Appendix B, Article V, shall now be amended to add the following section 5-3 and subsections 5-3.3 through 5-3.7, which provide minimum standards in the R-3 multi-family residential zoning district to:

Section 5-3.-*Standards applicable to properties within the R-3 multi-family residential zoning district.* The purpose of this Section is to maintain high quality, long-lasting and sustainable development within the City of Brooklet's R-3 district. The following design guidelines and standards apply to all new construction of single-family residential buildings within the R-3 zoning district. These guidelines are intended to enhance the visual aspect and livability of the entire City. These guidelines will foster architectural diversity and interest, yet achieve and maintain a consistent, durable and pleasing aesthetic/visual quality.

5-3.3 *Public Space Requirements.* For the subdivision of any lots for development in the R-3 district to be authorized, the applicant shall show on the Preliminary Plat submission that a minimum of 10% of the development area shall be preserved for public space(s) with improvements, and the applicant shall provide a plan for how the applicant will memorialize the preservation of such public space. Public space used for this calculation may not be developed in future phases and must be conserved in perpetuity. A plan for the maintenance of the public spaces must be approved by the City Council.

- i. Required improvements. Public spaces shall include any of the following:
 - a. Maintained green space lawn for passive recreation that must include at least two of the following improvements:
 - 1) Playground;
 - 2) Athletic equipment;
 - 3) Benches; or
 - 4) Lighting.
 - b. Children's Playground.
 - c. Walking trails. All trails shall have:
 - 1) Clearly marked entrances;
 - 2) Improvement at the entrance such as lighting, seating or trail map;
 - 3) Connectivity to a sidewalk network or green space.
 - d. Golf Course.
 - e. Sports fields or courts (including informal intramural fields).
 - f. Fishing pond(s).
 - g. Wetland areas.

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- f. Other public spaces not listed above may be presented to the City Council and can count toward the requirements of this section if approved.

5-3.4 Required Improvements. For the subdivision of any lots for development in the R-3 district to be authorized, the applicant shall show the following required improvements on the Preliminary Plat submission:

- i. Sidewalks connected to roads and walking trail systems (if any).
- ii. Streetlights at regular intervals on all streets and alleys.
- iii. Trees must be maintained on all undevelopable areas. If no trees are on a lot to be developed, a minimum of 1 tree per housing parcel shall be planted; such trees shall have a diameter at breast height of no less than one-half inch. Street trees (i.e., trees planted or located between the sidewalk and road, or in a median) may count toward this requirement. Species of trees required to be planted pursuant to this section must be specified in the submitted subdivision plans. Species of trees required to be planted pursuant to this section shall not be sweetgums, mulberry, laurel oak, chinaberry, paper birch, eucalyptus, mimosa, and Bradford pear.
- v. Underground power.
- vi. Satisfaction of this ordinance's public space requirements.
- vii. Curb and gutters.
- vii. All improvements required by the City of Brooklet Subdivision Regulations.

5-3.5 Design Guidelines. All single-family housing in the R-3 district shall comply with the design guidelines listed here. Enforcement of this section shall be the responsibility of the Building Official or the City Manager's designee. No application for a building permit for a new building within the development shall be approved unless the following design elements are included on the proposed building plan for all primary buildings:

- i. The home shall have a recessed entryway or front porch that is signified by a variation in the roof geometry. Front porch columns, if necessary, shall be a minimum of 6" x 6".
- ii. The finished floor elevation at the front façade shall be located above grade in accordance with the following standards:
 - a. The foundation supporting the floor framing on the front façade shall be a minimum of 16 inches above grade; and
 - b. Exposed foundation walls or piers shall be clad in face brick, stone, tabby, stucco, or some other masonry material accurately imitating these materials. Concrete shall not be considered an acceptable masonry material. Latticework screening or similar type screening shall be installed between piers on front and side building facades.

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- iii. There shall be a minimum of two finish materials on the front facing façade of the home. The secondary material shall make up a minimum of 10% of the façade.
 - a. Exception: notwithstanding the foregoing, a home consisting of 100% brick siding, wooden horizontal siding, or fiber cement horizontal siding shall be allowed.
 - iv. Garages may not extend more than 5 feet closer to the road than any other part of the house.
 - v. A delineated path to the front door with landscaped separation between the path and house foundation.

5-3.6 Prohibited exterior materials. No application for a building permit for a new primary building within a development in the R-3 district shall be approved if the building is proposed to contain any of the following exterior materials and features:

- i. plywood;
- ii. cinderblock;
- iii. unfinished poured concrete (architectural poured in place concrete or concrete veneer panels will be considered);
- iv. un-faced concrete block;
- v. plastic and/or metal not closely resembling a natural material (smooth, pre-finished architectural metal panels, cement fiber panels and stucco panels will all be considered);
- vi. Ribbed, standard metal wall panels;
- vii. Incongruous architectural details or contrasting color combinations; and
- viii. chain link or woven metal fences.

5-3.7 Architectural diversity. For residential subdivisions in the R-3 district, a variety of building design is required within the development. All new construction within the subdivision shall comply with the following requirements:

- i. At least 50% of the total dwelling units shall be of a different building design than the most common design in the development.
- ii. At least 50% of the total dwelling units shall use different exterior materials or colors than the most common combination in the development.
- iii. No two adjacent properties shall be constructed or modified to have the same building design.

Section 3. If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 4. This ordinance shall become effective immediately upon its adoption by the City Council.

Section 5. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SO ORDAINED this 21 day of November, 2024.

CITY OF BROOKLET



L.W. (Nicky) Gwinnett, Jr.
Mayor

ATTEST:


Lori Phillips, City Clerk