

APPENDIX A

CITY OF LITHONIA

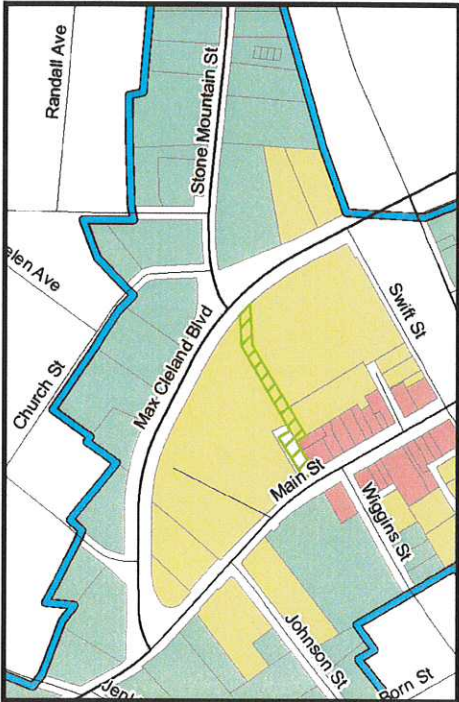
FORM BASED CODE

FOR

CORE, DOWNTOWN, AND EDGE DISTRICTS

(As Amended, August 4, 2014)

July 6, 2015



Downtown Lithonia Form-Based Code

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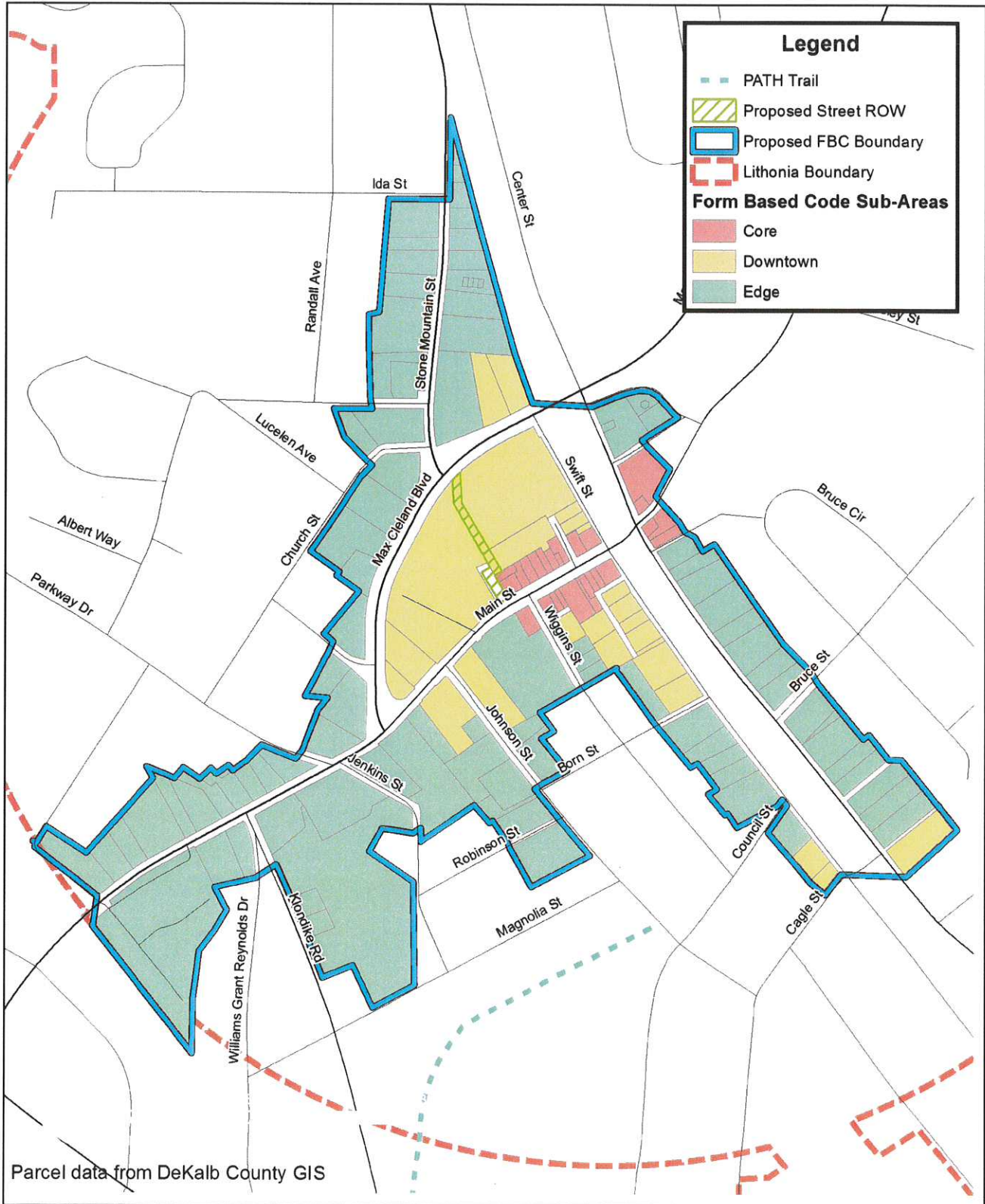
1. Purposes

This document serves as section 27-588 of the City of Lithonia, Georgia Code of Ordinances.

Lithonia's form-based districts provide specific regulations to achieve the following:

- A. Develop a fully integrated, mixed-use, pedestrian-oriented environment with traditional residential neighborhoods and a traditional downtown with buildings containing commercial, residential and office uses.
- B. Create a synergy of uses within the downtown area, supporting economic development and redevelopment.
- C. Calm traffic, thereby creating a more pedestrian-friendly environment and preventing a clustering of auto-oriented uses.
- D. Regulate building height and placement to achieve appropriate scale along streets and ensure a proper transition between the different areas of the city.
- E. Establish clear controls on building form and placement to frame a well-defined public realm comprised of human-scale streets, neighborhoods and public spaces, all of which contribute to creating a safe, comfortable and livable environment.

2. Regulating Plan



3. Zone Descriptions

A form-based code is hereby established for the core area of Lithonia, which is divided into the following districts:

Core (CD): The historic core of the downtown Lithonia area which serves as the inspiration for the remaining areas. This area is true to the historic nature of the existing structures along Main Street without modification. This area also serves as the basis for the zoning categories.

Downtown (DT): The downtown district is a modernized version of the Core district. It is the Core district made larger and more appropriate for larger developments that would not necessarily work in the historic structures. Like the Core district it also emphasizes a compact walkable style of development.

Edge(EG): Edge is the transition between the downtown area and the residential structures that make up the rest of Lithonia. This area allows smaller scale commercial developments and commercial developments in residentially styled buildings to ease the edges between the single family house and walkable downtown.

4. Requirements

All requirements of this ordinance shall apply within the form based districts, except as modified by this article. If regulations elsewhere within this ordinance conflict or appear to conflict with the regulations in this article, the regulations of this article shall apply.

5. Components of this Article

The Article is comprised of Use Regulations, a form based District Regulating Plan, Lot Area, Siting, and Height Requirements, Architectural Standards, and Accessory Provisions (including parking, landscaping and sign requirements) as described below:

- A. Use Regulations. Uses in the form based districts are listed in Section 7 on page 6. Those uses listed as conditional or special uses are subject to the review and approval requirements of Article 9 of the Lithonia Zoning code.
- B. Regulating Plan
 - i. A regulating plan provides standards for each property and illustrates how each relates to adjacent properties and the street. The regulating plan is the coding key for the form-based districts; it is similar to a zoning map but it provides specific information on permitted development for each property.
 - ii. The regulating plan identifies the form district for each property, which in turn determines the lot area, siting and height requirements for all building sites. The regulating plan also shows how each lot relates to public spaces and surrounding neighborhoods. There may be additional regulations for lots in special locations as identified on the regulating plan.
 - iii. The regulating plan determines the frontage street for each lot in the form districts, along which the build-to-line (BTL) shall apply. Principal structures

shall face the frontage street. Yards (front, side, rear) shall be determined according to the frontage street.

- iv. The boundaries of the form-based districts on the regulating plan shall be the same as those shown on the Official Zoning Map. Therefore, any change to the boundaries of the form-based districts shall be reviewed and approved according to the map amendment (rezoning) process in Article V. The regulating plan shall be revised upon approval of any rezoning or change to the form-based district boundaries on the Official Zoning Map.

6. How to Use this Code

Understanding how each property within the respective districts is regulated requires the following steps:

- A. Look at the regulating plan. Find the property. Note the color of the parcel – this determines the form based district for the property, which contains the lot area, siting and height requirements for buildings fronting that street.
- B. Review the use regulations. The use table describes the allowed uses within each form-based district.
- C. Review the lot area, siting, and height standards within the appropriate firm based district. These regulate siting of buildings and parking.
- D. Determine the accessory standards applying to the property. These list requirements for landscaping, and lighting, among others.
- E. Submit plans for approval to the city manager. Developments that conform to the standards and requirements of this article can be approved administratively, unless a special land use is also required. Projects that deviate from the standards may be approved, but are subject to site plan review by the planning and zoning commission. See section 27-894.

7. Schedule of Uses

Uses shall be permitted based upon the district. Land and/or buildings in the districts indicated at the top of Table 10-2 may be used for the purposes denoted by the following abbreviations:

- A. Permitted Use (P). Land and/or buildings in this district may be used by right.
- B. Conditional Use (C). Land and/or buildings in this district may be used by right, provided the specific conditions related to that use, as found in Article 9, are met.
- C. Special Exception Use (S). Land and/or buildings may be permitted only if special exception approval is granted upon a finding that all applicable requirements as specified in Article 9.
- D. Not Permitted (X). The use is not permitted within the Form-based code area.

Lithonia Downtown Form-Based Code

Permitted, Conditional and Special Use Table by District

Land Use	Districts			Relevant Section
	Core	Downtown	Edge	
Services				
Adult day care facility	P	P	P	
Animal clinic/hospital	C	C	C	Sec. 27-800
Automobile salvage	X	X	X	
Automobile service station	S	X	X	
Banks. Drive in and drive-through uses are not permitted	P	P	P	
Business services	P	P	P	
Car wash	X	X	X	
Check cashing establishment	X	X	X	
Child care centers, preschools and nurseries	P	P	C	Sec 27-795
Clinic	P	P	S	
Convalescent home	P	P	P	
Gasoline Service Station	X	X	X	
Personal Services	P	P	P	
Laundromat, commercial	X	S	P	
Massage establishment	X	X	S	
Medical/dental/optical laboratory	S	S	S	
Office equipment sales and service establishments	P	P	P	
Repair of consumer goods, electronics, household items, clothing and footwear	C	C	C	Sec. 27-801
Vehicle repair, major	S	X	X	
Vehicle repair, minor	S	X	X	
Retail				
Automobile sales establishment and lot	X	X	X	
Beer, wine and package liquor stores	P	P	S	
Convenience stores	P	P	X	
Greenhouse/nursery	X	C	C	Sec. 27-801
Grocery store, not exceeding 10,000	P	P	P	
Grocery store, not exceeding 50,000	X	S	S	
Major shopping center	X	S	X	
Mass retailer	X	X	X	
Pawn store	S	S	X	Sec 27-796
Photography/art studios	P	P	P	
Retail, not exceeding 10,000 square feet of floor area	P	P	P	
Secondhand store	C	C	C	Sec. 27-801
Shopping center	X	S	S	
Office				
General and professional offices	P	P	P	

Lithonia Downtown Form-Based Code

Permitted, Conditional and Special Use Table by District

Land Use	Districts			Relevant Section
	Core	Downtown	Edge	
Medical or dental laboratories	P	P	P	
Medical or dental offices, including clinics	P	P	P	
Radio, television and recording studios	P	P	P	
Public Assembly				
Child caring institutions, congregate	S	S	S	Sec 27-795
Child caring institutions, group	S	S	S	Sec 27-795
Churches and other places of worship	S	S	S	
Club, neighborhood recreation	X	P	X	
Clubs, private	X	P	X	
Government buildings	P	P	P	
Hospitals	X	S	X	
Nursing care facility	P	P	P	
Parks/playgrounds	P	P	P	
Personal care homes, congregate	S	S	S	Sec. 27-799
Personal care homes, group	S	S	S	Sec. 27-799
Public buildings, recreation centers or other similar not-for-profit institutions	P	P	P	
Schools, private	S	S	S	
Entertainment and Hospitality				
Adult entertainment establishment	X	X	X	
Drinking establishments	S	S	X	
Gyms or fitness clubs, indoor	X	P	X	
Hotel	X	S	X	
Outdoor commercial recreation	X	X	X	
Performing arts or martial arts schools or studios	X	P	X	
Recreation, indoor (bowling alleys, ice arenas, billiard parlors, arcades and similar uses)	X	P	X	
Restaurants (alcohol and/or entertainment)	S	S	X	
Restaurants (outdoor seating area)	S	C	X	Sec. 27-797
Restaurants (standard)	P	P	X	
Restaurant, drive in or drive through	X	X	X	
Special events facility	P	P	P	
Theaters or concert halls	X	S	X	
Residential				
Accessory dwelling units or garage apartment	X	X	S	
Assisted living facility	C	C	C	Sec. 27-799
Bed and breakfast inn	S	S	S	

Lithonia Downtown Form-Based Code

Permitted, Conditional and Special Use Table by District

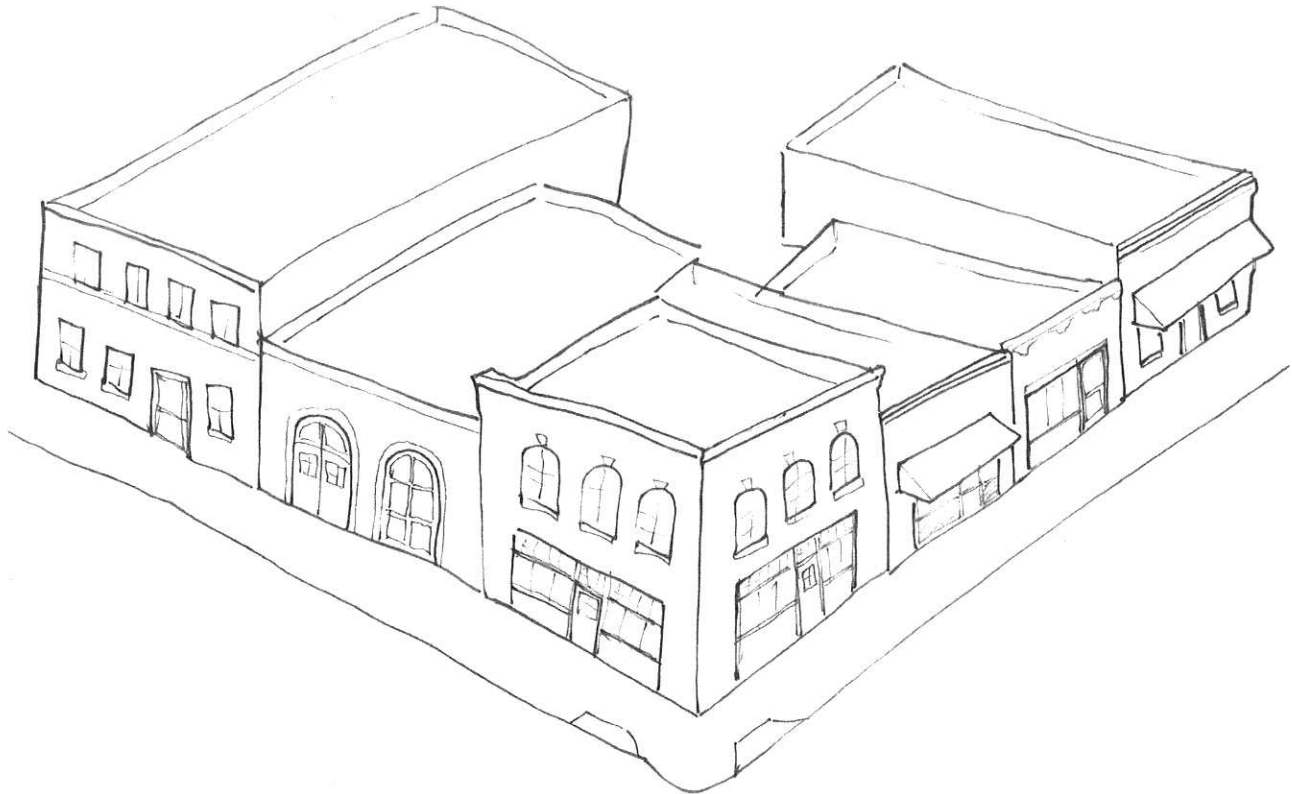
Land Use	Districts			Relevant Section
	Core	Downtown	Edge	
Boardinghouse	X	X	S	
Cluster housing development	P	P	P	
Day care, family	C	C	C	Sec. 27-795
Day care, group	S	S	S	
Dwelling single family	X	X	P	
Dwelling two family or duplex	X	P	P	
Dwelling, three family or triplex	X	P	P	
Dwelling, townhouse	S	P	P	
Group care facility	S	S	S	Sec. 27-799
Group residence	S	S	S	Sec. 27-799
Guest house	X	X	S	
Halfway house	X	X	S	
Home occupations	P	P	C	Sec. 27-751
Live-work dwelling unit	P	P	P	
Manufactured home park	X	X	X	
Mobile home lot	X	X	X	
Mobile home park	X	X	X	
Multi-family dwellings	P	P	S	
Mixed use residential	P	P	X	
Multi-family dwellings, supportive living	P	P	S	
Personal care homes, family	S	S	S	Sec. 27-799
Shelter for homeless persons	X	X	S	
Transient lodging accommodations	X	X	S	
Transitional housing facility	X	X	S	
Other Uses				
Accessory uses and structures	C	C	C	Sec. 27-798
Agriculture	S	S	S	
Junkyard	X	X	X	
Kennel	X	X	X	
Light manufacturing establishment	X	X	X	
Machine shop	X	X	X	
Major automobile repair	X	X	X	
Mine	X	X	X	
Public utility structures and lands	P	P	P	
Parking garages, structures or lots as principal use	X	S	X	
Sanitary landfill	X	X	X	
Self storage warehouse	X	X	X	

Lithonia Downtown Form-Based Code

Permitted, Conditional and Special Use Table by District

Land Use	Districts			Relevant Section
	Core	Downtown	Edge	
Scientific or research laboratories/ research facility	P	P	P	Sec. 27-801
Solid waste disposal facility	X	X	X	
Solid waste landfill	X	X	X	
Telecommunications tower	C	C	C	
Transfer station	X	X	X	
Truck stop	X	X	X	
Warehouse	X	X	X	
1. Drive in and drive-through uses are not permitted				

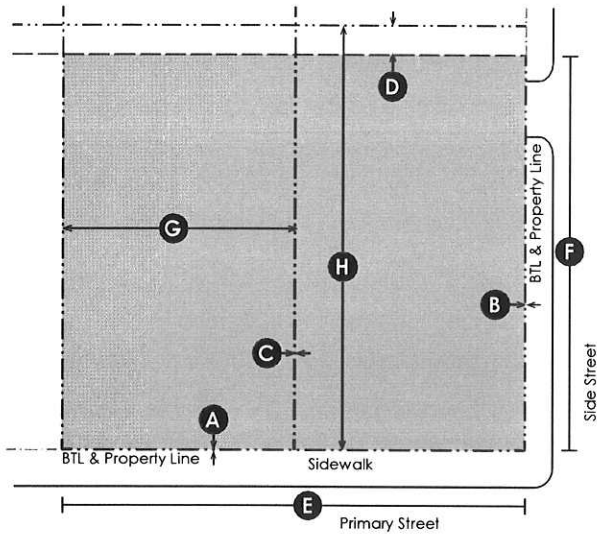
8. Core District (CD)



Purpose and Guiding Principles

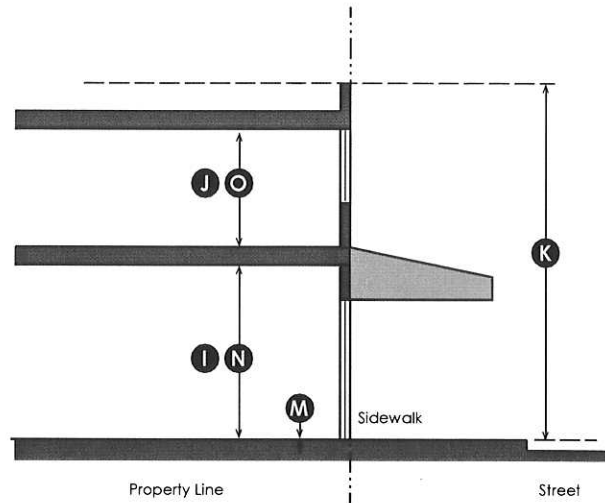
The Core (CD) District protects the traditional character of historic downtown Lithonia and seeks to create a pedestrian-oriented environment. The district accommodates a mix of retail stores, offices, entertainment, public spaces, residential uses and related activities that are mutually supporting and serve the needs of the community. The intent of this district is to encourage a lively public environment and economically viable downtown with a wide variety of uses in a pedestrian-oriented area.

9. Core District (CD) Standards



Building Placement Legend

- - - - - Build-to Line (BTL)
- - - - - Property Line
- — — — — Setback Line
- Building Area



Building Placement

Build-to Line (Distance from Property Line)

Front	0'	(A)
Side Street	0'	(B)

Setback (Distance from Property Line)

Side	0'	(C)
Rear		
Adjacent to Form-based Zone	8'	(D)
Adjacent to any other zone	10'	(D)

Building Form

Primary Street Facade built to BTL	100% min.	(E)
Side Street Facade built to BTL	100% min.	(F)
Lot Width	70' max.	(G)
Lot Depth	120' max.	(H)

* Street Facades must be built to BTL 50' from every corner.

Notes

All floors must have a main ground-floor entrance facing the primary or side street.

Loading docks, overhead doors, and other service entries are not permitted on street-facing facades.

Architectural styles are limited to those found in Lithonia dating from 1880 to 1920, or as permitted by the Planning Commission.

Use

Ground Floor	Service, Retail, Recreation, Education, & Public Assembly*	(I)
Upper Floor(s)	Residential or Service*	(J)

*See Section 7 on page 6 for specific uses.

Height

Building Min.	19'	(K)
Building Max.	2 stories or 26'	(K)
Accessory Building Max.	1 story or 15'	
Finish floor, Ground level	6" max.	(M)
Ground floor ceiling height	12' min. clear	(N)
Upper floor ceiling height	8' min. clear	(O)

Notes

Any section along the BTL not defined by a building must be defined by a fence or wall between 2' 6" and 4'.

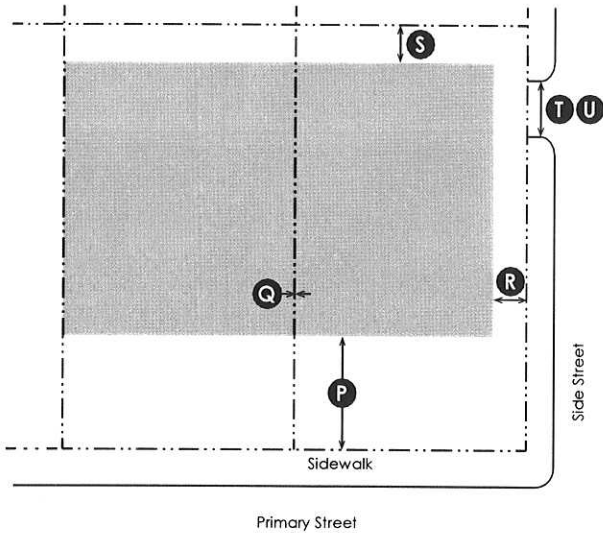
Roofs are required to be flat roofs.

Exterior Materials

Allowable exterior materials are limited to:

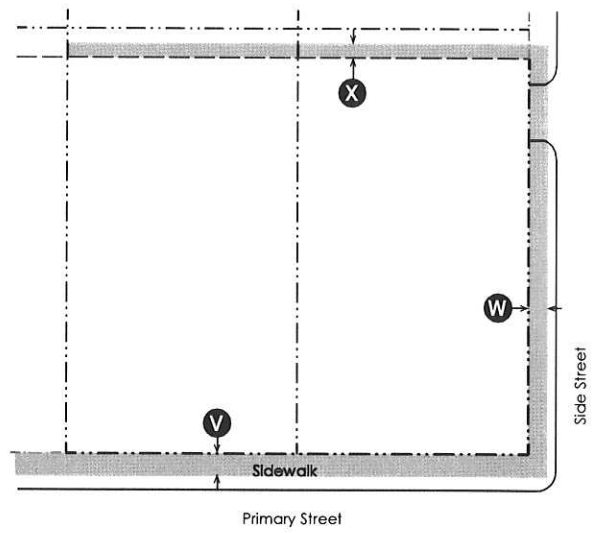
- Brick
- Granite
- Others as permitted by the Planning Commission

10. Core District (CD) Standards



Parking Legend

- - - Property Line ■ Parking Area



Encroachment Legend

- - - Build-to Line (BTL) — Setback Line
- - - Property Line ■ Encroachment Area

Parking

Location (Distance from Property Line)

Front Setback	80'	P
Side Setback	0'	Q
Side Street Setback	5'	R
Rear Setback	0'	S

Required Spaces

Ground Floor	
Uses < 3,000 sf	No off street parking required
Uses > 3,000 sf	1 space/ 400 sf
Upper Floors	
Residential Uses	1 space/ 2 bedrooms
Other Uses	1 space/ 1,000 sf

Notes

- Parking Drive Width 20' max **T**
- On corner lots, parking drive is not permitted on Primary Street. **U**
- Parking may be provided off-site within 600' or as shared parking.
- Bicycle parking must be provided.
- New parking drives are not permitted on Main st.

Encroachments

Front	10' max.	V
Side Street	8' max.	W
Rear	4' max.	X

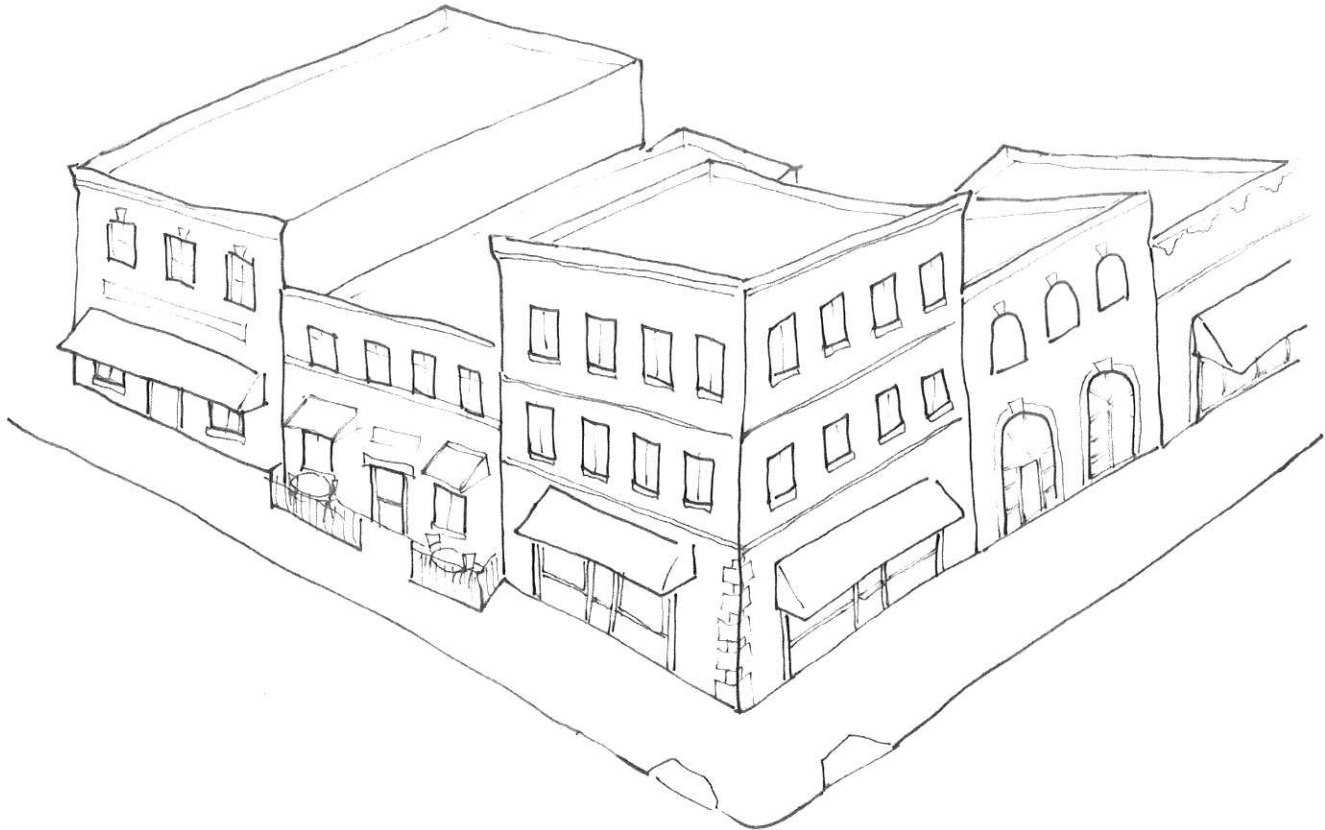
Notes

Canopies and Awnings are permitted encroachments over the BTL on sides facing the street as seen in diagram above. Balconies may encroach on the rear setback only, see diagram.

Allowed Frontage Types

Awning	
Depth	10' max.

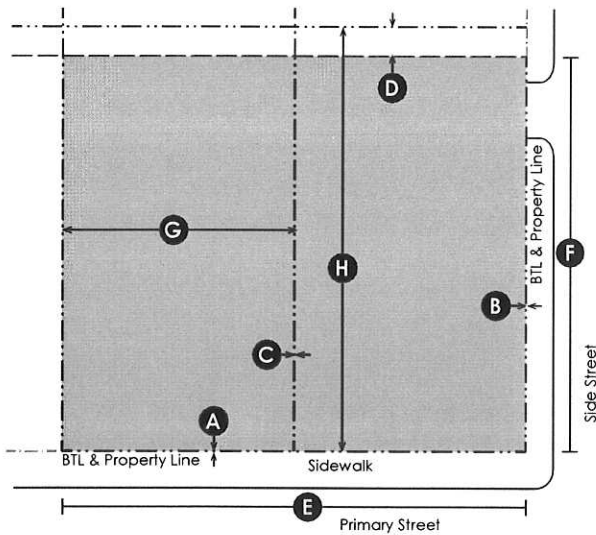
11. Downtown District (DT)



Purpose and Guiding Principles

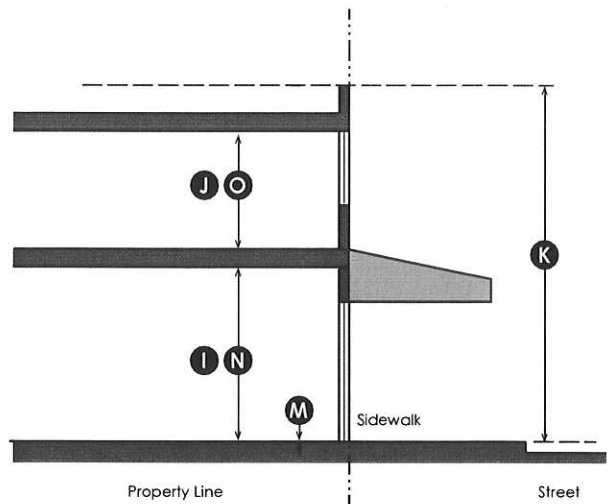
The Downtown (DT) District extends the traditional character of historic downtown Lithonia into new areas while also creating a pedestrian-oriented environment. This district also expands the allowable lot size to allow uses that are not possible in the Core district. The district accommodates a mix of retail stores, offices, entertainment, public spaces, residential uses and related activities that are mutually supporting and serve the needs of the community. The intent of this district is to encourage a lively public environment and economically viable downtown with a wide variety of uses in a pedestrian-oriented area.

12. Downtown District (DT) Standards



Building Placement Legend

- - - - Build-to Line (BTL)
- - - - Property Line
- — — — Setback Line
- Building Area



Building Placement

Build-to Line (Distance from Property Line)

Front	0'	(A)
Side Street	0'	(B)

Setback (Distance from Property Line)

Side	0'	(C)
Rear		
Adjacent to Form-based Zone	8'	(D)
Adjacent to any other zone	10'	(D)

Building Form

Primary Street Facade built to BTL	80% min.	(E)
Side Street Facade built to BTL	40% min.	(F)
Lot Width	100' max.	(G)
Lot Depth	180' max.	(H)

* Street Facades must be built to BTL 30' from every corner.

Notes

All floors must have a main ground-floor entrance facing the primary or side street.

Loading docks, overhead doors, and other service entries are not permitted on street-facing facades.

Any building over 75' wide must use architectural methods to appear to be a series of buildings each no wider than 50'.

Architectural styles are limited to those found in Lithonia dating from 1880 to 1920, or as permitted by the Planning Commission.

Use

Ground Floor	Service, Retail, or Recreation, Education, & Public Assembly*	(I)
Upper Floor(s)	Residential or Service*	(J)

*See Section 7 on page 6 for specific uses.

Height

Building Min.	20'	(K)
Building Max.	3 stories or 35'	(K)
Accessory Building Max.	2 stories or 30'	
Finish floor, Ground level	6" max.	(M)
Ground floor ceiling height	12' min. clear	(N)
Upper floor ceiling height	8' min. clear	(O)

Notes

Any section along the BTL not defined by a building must be defined by a fence or wall between 2' 6" and 4'.

Roofs are required to be flat roofs.

Exterior Materials

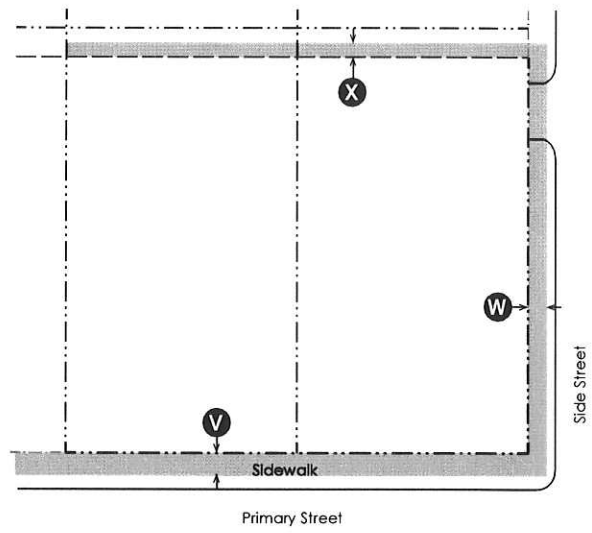
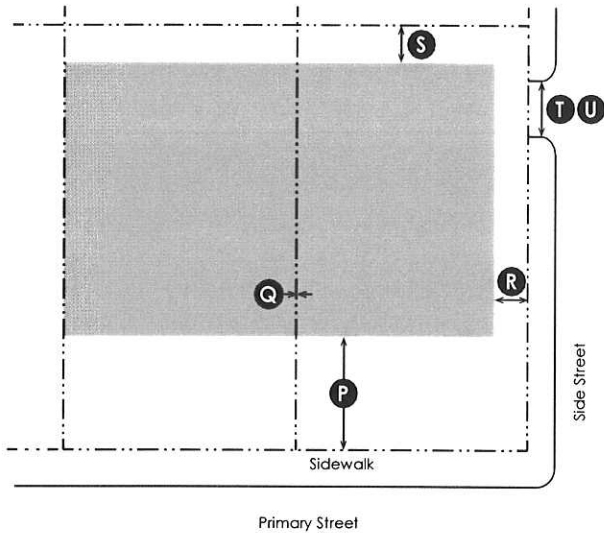
Allowable exterior materials are limited to:

Brick

Granite

Others as permitted by the Planning Commission

13. Downtown District (DT) Standards



Parking Legend

- - - Property Line ■ Parking Area

Encroachment Legend

- - - Build-to Line (BTL) - - - Setback Line
 - - - Property Line ■ Encroachment Area

Parking

Location (Distance from Property Line)

Front Setback	40'	P
Side Setback	0'	Q
Side Street Setback	5'	R
Rear Setback	5'	S

Required Spaces

Ground Floor		
Uses < 3,000 sf	No off street parking required	
Uses > 3,000 sf	1 space/ 400 sf	
Upper Floors		
Residential Uses	1 space/ 2 bedrooms	
Other Uses	1 space/ 1,000 sf	

Notes

- Parking Drive Width 20' max **T**
- On corner lots, parking drive is not permitted on primary Street. **U**
- Parking may be provided off-site within 600' or as shared parking.
- Bicycle parking must be provided.
- New parking drives are not permitted on Main st.
- Parking within 10' of the sidewalk requires a landscape boundary or fence 36" high.

Encroachments

Front	10' max.	V
Front, dining	14' max., allow 6' path	V
Side Street	8' max.	W
Rear	4' max.	X

Notes

Canopies, awnings, and balconies are permitted encroachments over the BTL on sides facing the street as seen in diagram above. Outdoor dining is permitted too, provided it leaves a clear travel area of at least 6' on the sidewalk. Balconies may encroach on the rear setback on the rear, see diagram.

Allowed Frontage Types

Awning		
Depth	10' max.	
Dining		
Depth	14' max.	
Forecourt		
Depth	15' min., less than width	
Width	20' min., max. 60% of lot	
Stoop		
Depth	10' max.	

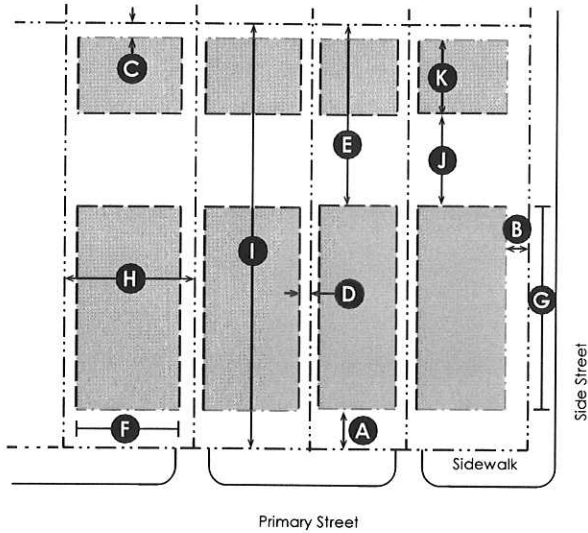
14. Edge District (EG)



Purpose and Guiding Principles

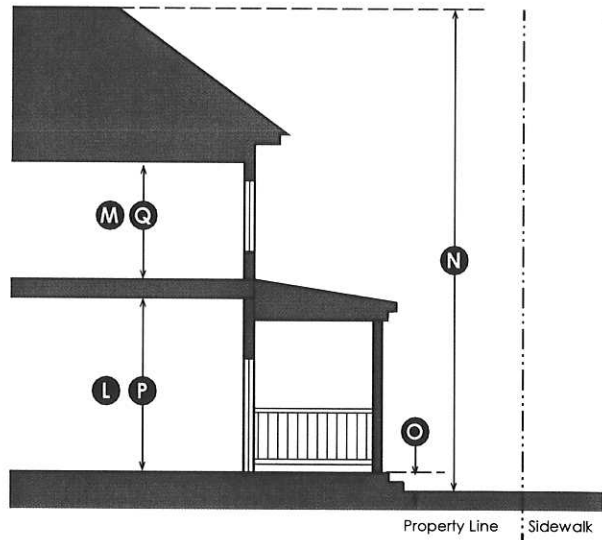
The Edge (EG) District extends the pedestrian-oriented environment and business uses into what has historically been residential structures. Most are very close to the town center and would help foster economic activity there. The district accommodates a mix of retail stores, offices, entertainment, public spaces, residential uses and related activities that are mutually supporting and serve the needs of the community. The intent of this district is to encourage a lively public environment and economically viable downtown with a wide variety of uses in an area that is pedestrian-oriented but more residential in scale.

15. Edge District (EG) Standards



Building Placement Legend

- - - Property Line
- Building Area
- - - Build-to Line (BTL)
- - - Setback Line



Building Placement

Build-to Line (Distance from Property Line)

Front	25'*
Side Street	10'
Rear, Accessory Building	10'

* May be reduced to match farthest adjacent building line if the adjacent building is less than 20' from the shared property line

Setback (Distance from Property Line)

Side	10'
Rear, Main Building	25'

Building Form

Primary Street Facade built to BTL	50% min.
Side Street Facade built to BTL	25% min.
Lot Width	90' max.
Lot Depth	130' max.
Distance between buildings on lot	15' min.
Depth of accessory buildings	30' max.
Footprint of accessory buildings	700 sf max.

Notes

Architectural styles are limited to those found in Lithonia dating from 1880 to 1920, or as permitted by the Planning Commission.

Use

Ground Floor	Residential or Services*	L
Upper Floor(s)	Residential or Services*	M
See Section 7 on page 6 for specific uses.		
Accessory structures must be used for Residential uses		

Height

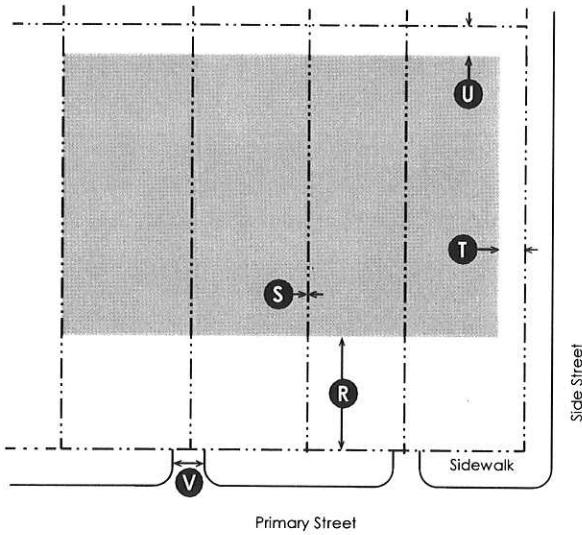
Building Max.	3 stories or 50'	N
Max to Eave	25'	
Accessory Building Max.	2 stories or 35'	
Finish floor, Ground level	18" max.	O
Ground floor ceiling height	10' min. clear	P
Upper floor ceiling height	8' min. clear	Q

Notes

Exterior Materials

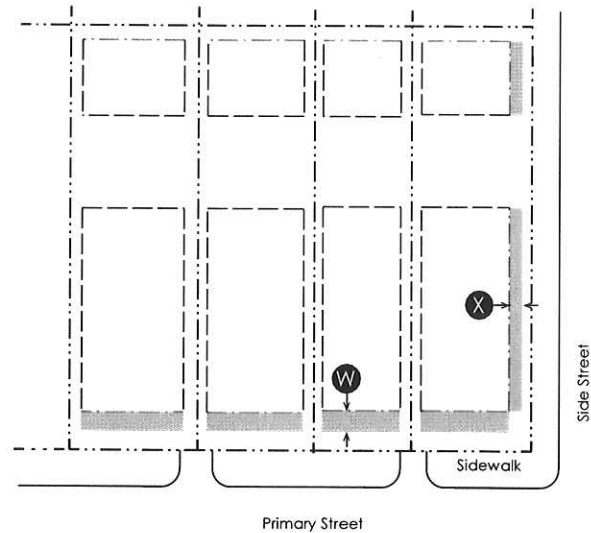
Allowable exterior materials are limited to:
 Wood Siding
 Cement Fiberboard
 Brick
 Granite
 Others as permitted by the Planning Commission

16. Edge District (EG) Standards



Parking Legend

--- Property Line ■ Parking Area



Encroachment Legend

--- Property Line ■ Encroachment Area
 - - - - - Build-to Line (BTL) - - - - - Setback Line

Parking

Location (Distance from Property Line)

Front Setback	20'	(R)
Side Setback	0'	(S)
Side Street Setback	0'	(T)
Rear Setback	10'	(U)

Required Spaces

Ground Floor		
Uses < 3,000 sf	No off street parking required	
Uses > 3,000 sf	1 space/ 350 sf	
Residential Uses	1 space/ 2 bedrooms	
Upper Floors		
Residential Uses	1 space/ 2 bedrooms	
Other Uses	1 space/ 1,000 sf	

Notes

- Parking Drive Width 24' max (V)
- On corner lots, parking drive is not permitted on primary Street.
- Parking may be provided off-site within 600' or as shared parking.
- Bicycle parking must be provided.
- New parking drives are not permitted on Main st.
- Residential parking requirements may be met by on-street spaces within 200'.

Encroachments

Front	10' max.	(W)
Side Street	8' max.	(X)

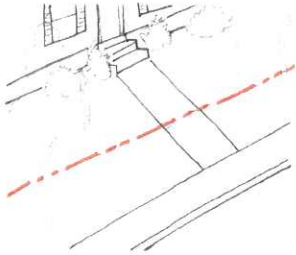
Notes

Porches, Stoops, and Balconies are permitted to encroach over the setback or BTL as shown in the diagram above.

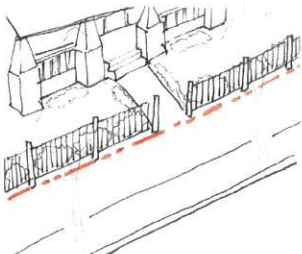
Allowed Frontage Types

Common Lawn		
Depth	25' max.	
Porch		
Depth	14' max.	
Stoop		
Depth	10' max.	

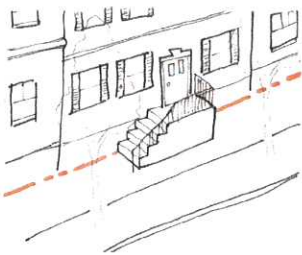
17. Frontage Types



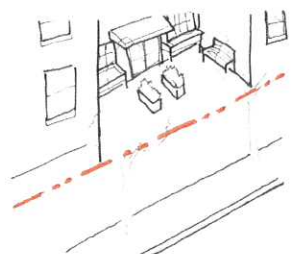
Common Lawn: This frontage allows a continuous lawn across several properties as is common in the more residential areas of Lithonia.



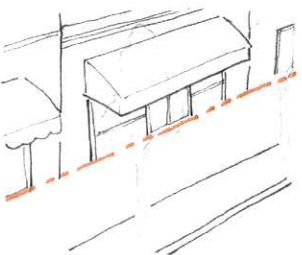
Porch: Providing a shady area and transition to the street, porches can either be one or two story, but are usually closer to the street.



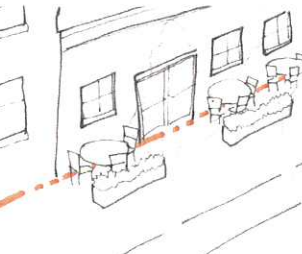
Stoop: This frontage type provides a compact way to access housing when there is no front yard and the entrance floor is above sidewalk level. Stairs run parallel to the street, rather than impeding pedestrian flow.



Forecourt: This frontage type includes a small courtyard in the front of the building for the entrance space. It can be used for outdoor dining, if permitted in the appropriate district.



Awning: An awning provides pedestrian shade and protection as it overhangs the sidewalk. It is an encroachment that is allowed due to its public benefit.



Dining: Frontage type that allows for some outdoor seating usually in an area that is marked by a metal gate or row of planter boxes that separates normal pedestrian traffic from diners. Must allow at least 6' of clear space on sidewalk for the smooth flow of pedestrian traffic. This can be combined with an awning.

18. Continuance of nonconforming uses

The lawful use of any building or structure or land existing at the time of the enactment of this zoning chapter may be continued, even though such use does not conform with the provisions of this chapter, except that the nonconforming use shall not be:

- A. Extended to occupy a greater area of land.
- B. Extended to occupy a greater area of a building or structure unless such additional area of the building or structure existed at the time of the amendment of this chapter and was designed to house the same use as the nonconforming use occupying the other portion of the building or structure.
- C. Reestablished after discontinuance for six months.
- D. Changed to another nonconforming use.

19. Continuance of a building occupied by a nonconforming use.

A building or structure occupied by a nonconforming use at the time of the enactment or amendment of this chapter may be retained except that it shall not be:

- A. Altered or rebuilt except in conformance with this chapter but it may be repaired to the extent necessary to maintain it in a safe and sanitary condition.
- B. Rebuilt, altered or repaired after damage exceeding 50 percent of its replacement cost at the time of destruction unless reconstruction is initiated within six months of incurring damage and completed within one year of incurring damage. Nonconforming uses may not be enlarged in the process of reconstruction or replacement.

20. Amortization and discontinuance.

Certain uses of land, buildings, and structures have an adverse affect on the orderly development of the community and on the general health and welfare of the citizens. Such uses can reasonably be required to cease after a reasonable time, irrespective of the general rules governing nonconforming uses as presented in sections 18 and 19 (above). The following uses shall be removed, discontinued or made conforming within the specified amortization period. Said amortization period shall commence upon the serving of written notice to the owner by the city.

- A. Fences, walls and foliage which might constitute a hazard by virtue of impairing sight distances at a curve or intersection shall be made conforming within 90 days.

21. Nonconforming sites and buildings.

Nonconforming sites and buildings that house conforming uses may not be:

- A. Extended to occupy a greater area of land.
- B. Extended to occupy a greater area of a building or structure.

In the case of a property owner of a nonconforming site or building seeks to perform any modifications of the structure or to the improvements that would require planning and zoning commission review, the property owner must bring the site into conformity to the extent practicable as determined by the planning and zoning commission. The planning and zoning commission review will include but not be limited to landscaping, lighting, rooftop equipment, and dumpster enclosures.

CITY OF LITHONIA ZONING AMENDMENT

PROPOSED ON AUGUST 4, 2014, AN AMENDMENT TO ZONING ORDINANCE 14-05-01 DELETING CERTAIN WORDING AND REPLACING IT WITH CORRECTED SECTION NUMBERS.

THE FIRST AMENDMENT SHALL BE TO CHANGE SECTION 5, PARAGRAPH A

FROM:

"A. Use Regulations. Uses in the form based districts are listed in Section 7 on page 6. Those uses listed as conditional or special uses are subject to review and approval requirements of Article 9 of the Lithonia Zoning Code."

TO:

A. Use Regulations. Uses in the form based districts are listed in Section 7 on page 6. Those uses listed as conditional or special uses are subject to review and approval requirements of Section 27-895 et seq. of the Lithonia Zoning Code."

THE SECOND AMENDMENT SHALL CHANGE SECTION 6 PARAGRAPH E

FROM:

"Submit plans for approval to the city manager. Developments that conform to the standards and requirements of this article can be approved administratively, unless a special land use is also required. Projects that deviate from the standards may be approved, but are subject to site plan review by the planning and zoning commission. See section 27-894."

TO:

"Submit plans for approval to the city administrator. Developments that conform to the standards and requirements of this article can be approved administratively, unless a special land use is also required. Projects that deviate from the standards may be approved, but are subject to site plan review by the planning and zoning commission. See section 27-895 et seq."

THE THIRD AMENDMENT SHALL CHANGE SECTION 7 PARAGRAPH B:

FROM:

B. Conditional Use (C). Land and/or buildings in this district may be used by right, provided the specific conditions related to that use as found in Article 9, are met.

TO:

Conditional Use (C). Land and/or buildings in this district may be used by right, provided the specific conditions related to that use as found in Sec. 27-895 et seq., are met.

THE FOURTH AMENDMENT SHALL CHANGE SECTION 7, PARAGRAPH C

FROM:

C. Special Exception Use (S). Land and/or buildings may be permitted only if special exception approval is granted upon a finding that all applicable requirements as specified in Article 9.

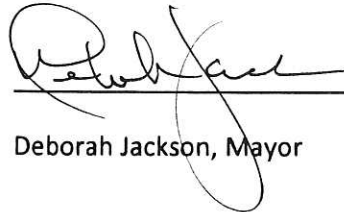
TO:

Special Exception Use (S). Land and/or buildings may be permitted only if special exception approval is granted upon a finding that all applicable requirements as specified in Sec. 27-896, are met.

The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

ORDAINED, this 4th day of August, 2014.

CITY OF LITHONIA, GEORGIA



Deborah Jackson, Mayor

ATTEST:



Leah Rodriguez, City Clerk