

STATE OF GEORGIA

CITY OF HAMPTON

ORDINANCE NO. 90

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF HAMPTON, GEORGIA, TO PROVIDE FOR DEVELOPMENT STANDARDS IN R-2, R-3, RM and RMH RESIDENTIAL DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

BE IT AND IT IS HEREBY ORDAINED by the Mayor and Council of the City of Hampton, Georgia, and by the authority thereof:

That the Zoning Ordinance of the City of Hampton, Georgia is hereby amended as follows:

Section 1.      **Section 3-7-146, R-2: single-family residence district** is amended by repealing Paragraph (f)(1) in its entirety and adopting a new Paragraph (f)(1) which shall read as follows:

"(f) Space Limits:

(1) Minimum lot area ...      30,000 sq. ft. on septic tank system; 21,780 sq. ft. on public sewer system"

Section 2.      **Section 3-7-147 R-3: single-family residence district** is amended by repealing Paragraph (f)(1) in its entirety and adopting a new Paragraph (f)(1) which shall read as follows:

"(f) Space Limits:

(1) Minimum lot area ...      21,780 square feet

Section 3.      **Section 3-7-149 RM: multiple-family residence**

district is amended by repealing:

A. "Paragraph (a) Purpose" and adopting a new Paragraph (a) as follows:

"(a) Purpose: It is the intent of this district to provide for the development of multiple-family residences at low to moderate densities on lots where public water and sewer systems are provided."

B. "Paragraph (f) Space Limits" and adopting a Paragraph (f) as follows:

"(f) Space Limits:

- |      |  |   |
|------|--|---|
| (1)  | "Minimum Lot Area:                     | 10,890 square feet per dwelling unit (4 dwelling units/acre)  |
| (2)  | "Minimum Lot Width:                    | 125 feet  |
| (3)  | "Minimum Front Yard:                   | 60 feet from right-of-way line  |
| (4)  | "Minimum Side Yard:                    | 20 feet   |
| (5)  | "Minimum Rear Yard:                    | 40 feet   |
| (6)  | "Maximum Height:                       | 4 stories or 45 feet, whichever is less   |
| (7)  | "Minimum Floor Area:<br>(heated space) | 650 square feet for a one-bedroom unit, 950 square feet per two-bedroom unit; [and for three or more bedroom units,] 200 additional square feet per bedroom |
| (8)  | "Curb & Gutter:                        | Yes   |
| (9)  | "Paved Driveway:                       | Yes   |
| (10) | "Sewage System:                        | Sanitary sewer required   |
| (11) | "Water System:                         | County water system"  |

C. "Paragraph (g) Miscellaneous Provisions" and adopting a new Paragraph (g) as follows:

"(g) Miscellaneous Provisions. For the purpose of promoting innovative design and building siting, all multiple-family developments shall be treated as one lot with setbacks applying to exterior property lines. The maximum permissible density for a multiple-family development shall be four (4) dwelling units per acre. Any portion of a multiple-family site designated as floodplain shall not be included in the density calculation.

Section 4. Section 3-7-150 RMH: mobile home development district is amended by repealing:

(A) Paragraph (f) (1)a. and adopting a new Paragraph (f) (1)a. as follows:

"(f) Space Limits:

(1) Mobile homes and manufactured housing on individual lots or in subdivisions:

a. "Minimum Lot Area: 21,780 square feet on public water and sewer system; 25,000 square feet on septic tank system"

(B) Paragraph (f) (2)c. and adopting a new Paragraph (f) (2)c. as follows:

"(f) Space Limits:

(2) Mobile home parks:

c. Minimum lot area 21,780 square feet"

Section 5. All ordinances and parts of ordinances in conflict with this ordinance, or to the extent of such conflict, are hereby repealed.

Section 6. This Ordinance shall become effective on January 1, 1997.

[Signatures continued on following page]

SO ORDAINED, This 10th day of September, 1996.

CITY OF HAMPTON



Tommy N. Smith, Mayor

Attest:



Elaine Haynes, City Clerk

Approved as to Form By:



Ben W. Studdard  
City Attorney

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FIRST READING, August 13, 1996  
SECOND READING, September 10, 1996