

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE

WHEREAS, following a public hearing and meeting advertised in accordance with O.C.G.A. §§ 36-66-4 and 50-14-1 *et seq.*, the Douglas County Planning and Zoning Board and Douglas County Board of Commissioners has considered and adopted various amendments to the Unified Development Code.

NOW, THEREFORE BE IT ORDAINED by the Douglas County Board of Commissioners that the Unified Development Code is amended as follows:

SECTION ONE

The text of Article 3, Restrictions on Particular Use, Section 307(c) Exterior Siding in the Unified Development Code is amended to include the following as shown by the underlining of text:

Additional construction standards for dwellings on all lots for all detached and attached dwellings.

(1)

Detached dwellings and attached dwellings shall be constructed in compliance with the following requirements:

a.

Exterior siding materials, excluding gables, soffits and minor trim, for the front of every dwelling shall be 100% brick, stone or cementitious siding; each side shall be at least 40% brick, stone or cementitious siding; vinyl siding and metal siding is prohibited, excepted where noted below. Any existing non-cementitious siding (i.e., cedar, wood, log, etc.) may be replaced with vinyl siding as an upgrade due to deterioration cause by environmental effects including mold, pests, insects, etc. and subject to the specifications listed below. Lots in the AG, R-A and R-LD zoning district that are at least a minimum of one acre in size, as shown on a boundary survey, and not in a platted subdivision may have exterior siding materials consistent with custom log home construction or vinyl siding subject to the specifications below:

Homes utilizing vinyl siding, where allowed as specified above, are subject to the vinyl siding standards listed below:

1. Standards for vinyl siding and other polymeric siding.

a. Vinyl siding and other polymeric siding shall be installed by a Certified Installer and/or Certified Trainer

through the VSI Certified Installer Program sponsored by the Vinyl Siding Institute, Inc. (VSI) or an equivalent program.

- b. Vinyl siding shall be certified and labeled as conforming to the requirements of ASTM D3679 Standard Specification for Rigid Poly(Vinyl Chloride) (PVC) Siding by an approved quality control agency and shall:
 - i. Have a minimum thickness of .044 inches;
 - ii. Have panel projections of no less than 5/8" for clapboard and dutchlap styles;
 - iii. Have reinforced or double nail hem;
 - iv. Meet or exceed the color retention requirements of ASTM D6864 or D7251;
 - v. Shall be installed in accordance with manufacturers' instructions and in accordance with ASTM D4756.
- c. Polypropylene siding shall be labeled as conforming to the requirements of ASTM D7254 Standard Specification for Polypropylene (PP) Siding by an approved quality control agency.
 - i. Shall be installed in accordance with manufacturers' instructions.
- d. Insulated Vinyl Siding shall be certified and labeled as conforming to the requirements of ASTM D7793 Standard Specification for Insulated Vinyl Siding by an approved quality control agency.
 - i. Shall be installed in accordance with manufacturers' instructions.
- e. If any provision of the installation instructions of the ASTM or the manufacturer conflict with the Building Code of Douglas County, the Douglas County Codes shall control.

SECTION TWO

The text of Article 3, Restrictions on Particular Use, Section 313 (b) Customary accessory uses to a dwelling in the Unified Development Code is amended to include the following as shown by the underlining of text:

313 (b) Customary accessory uses to a dwelling.

(15)

Incidental storage is permitted provided that the material stored is incidental to the permitted use and is stored completely within a portion of the enclosed, principal structure permitted within the district or within permitted accessory structures.

Boats, RVs and other like items stored on a residential site must be owned by the property owner or tenant of the lot, where allowed. Adherence to the National Fire Protection Association Code 30 for flammable and combustible materials must be met including Chapter 4 of that code dealing with container storage and NFPA Code 101 (*Life Safety Code*).

SECTION THREE

The text of Article 14, Administration and Enforcement, Section 1404: Planning & Zoning Board, is amended as shown by the underlining of text:

1404 (a) Establishment. (Amended 02/03/2015 - TXT-2015-01, § 4)

(1)

A Planning & Zoning Board is hereby created. The Planning & Zoning Board shall consist of seven (7) members, who shall be residents of the County.

(2)

The County Commission shall appoint a chairman and six (6) members to the Planning & Zoning Board. **Each district commissioner shall appoint one member to the Planning & Zoning Board from their respective commission district. The Chairman of the Planning & Zoning Board and the At-Large member may be appointed from any commission district.** Each member shall be appointed to a four-year term, beginning on June 1. The terms of the Chairman and three (3) members shall terminate in odd-numbered years beginning in 2007, and the terms of the other three (3) members shall terminate in even-numbered years beginning in 2006.

(3)

A member of the Planning & Zoning Board may be appointed to successive terms, and shall continue to serve if their term expires until a successor is appointed.

(4)

A member may be removed from the Planning & Zoning Board by a majority vote of the County Commission for cause, for absenteeism at three (3) successive called or

regular meetings or absenteeism at six (6) such meetings in a calendar year, or for other reasons the County Commission may deem appropriate.

(5)

When a position becomes vacant before the end of a term, the County Commission shall appoint a new member for the duration of the term remaining.

This ordinance shall be effective upon adoption.

SO ORDAINED this 7th day of February 2017.

Dr. Ramona Jackson Jones, Chairman

Henry Mitchell, III, District I

Absent

Michael Mulcare, District III

Kelly Robinson, District II

Ann Jones Guider, District IV

Attest:

Tracy Rye, AICP; Planning & Zoning Director