

STATE OF GEORGIA
COUNTY OF FULTON

First Reading: November 26, 2012
Second Reading: December 10, 2012

AN ORDINANCE TO AMEND SECTION OF THE CITY OF ROSWELL ZONING ORDINANCE REGARDING THE ADAPTIVE REUSE ADMINISTRATIVE APPROVAL SECTION OF THE PARKWAY VILLAGE OVERLAY DISTRICT OF THE CITY OF ROSWELL ZONING ORDINANCE.

WHEREAS, the City of Roswell now desires to amend its Zoning Ordinance for specific provisions dealing with the adaptive reuse in Parkway Village Overlay District; and

WHEREAS, the Mayor & City Council have determined that regulations for the adaptive reuse allowing changes to the front exterior building elevation should be amended; and

NOW, THEREFORE, pursuant to their authority, the Mayor & City Council adopt the following ordinance:

1.

The City of Roswell is hereby amending Article 12 of the *City of Roswell Zoning Ordinance*, Chapter 12.2.12 *Adaptive Reuse Administrative Approvals*, by amending the following Section:

Section 12.2.12 - Adaptive Reuse Administrative Approval

An adaptive reuse of existing structures may be administratively approved by the zoning director, provided changes are allowed to occur to the front exterior building elevation which does not increase the volume of the existing structure, the structure is not expanded to the rear beyond an additional fifty (50) percent of floor area, all vehicle parking is confined to the rear yard and one (1) side yard, the project is developed in accord with the streetscape requirements (berms shall be given reasonable consideration but shall not be required), with a rear buffer of no less than forty (40) feet.

Adaptive reuse administrative approval shall not be permitted for service stations, retail establishments, restaurants, grills, and similar eating and/or drinking establishments, including drive-ins, and nursery schools, kindergartens, and day care centers.

2.

This Ordinance is enacted pursuant to the authority granted to municipal governing authorities in Chapter 35 of Title 36 of the O.C.G.A., known as the *Municipal Home Rule Act of 1965*.

3.

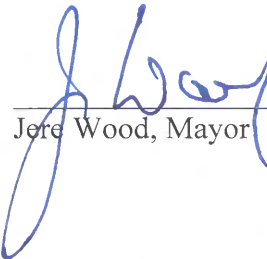
All ordinances, parts of ordinances and regulations in conflict here are repealed as of the effective date of this Ordinance.

4.

It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Zoning Ordinance, City of Roswell, Georgia and the sections of such text may be renumbered to accomplish such intention.

5.

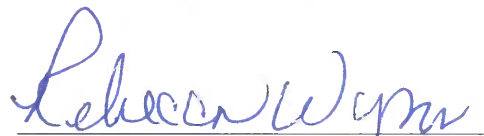
This Ordinance shall take effect and be in force from and after the date of its adoption on Dec. 10, 2012, the public welfare demanding it.

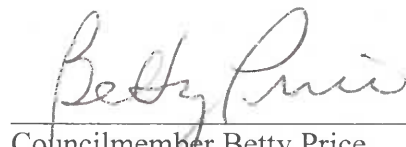

Jere Wood, Mayor


Attest:


Marlee Press, City Clerk
(SEAL)



Councilmember Jerry Orlans


Councilmember Rebecca Wynn


Councilmember Betty Price


Councilmember Richard Dippolito


Councilmember Kent Igleheart


Councilmember Nancy Diamond

