



The **initial Draft UDO** (a/o 07-18) incorporates several chapters of the current Decatur Code of Ordinances in a single document consisting of 12 Articles and an Appendix. It will be accompanied by Downtown Streetscape Guidelines and a new set of citywide engineering details (drafts pending).

Most of the UDO consists of a “clean-up” of existing regulations. This “clean-up” includes the addition of graphics and tables, the use of “plain language,” the use of consistent terms throughout, and the removal of

regulations that are unnecessarily repeated. Certain sections of the UDO also include various new or revised regulations.

To assist the public in easily identifying these changes and/or additions, they have been marked throughout the draft in red, with new text underlined and deleted text stricken through. The following summarizes major changes. Articles with no major changes are not included below.

<p>Article 2: Rules of Interpretation</p>	<p>Standards for “amenity space” were created to clarify requirements for open space in some existing and new zoning districts.</p> <p>The current R-60 lot coverage “sliding scale” was reformatted as a table for ease of use.</p> <p>Buildings types were identified based on current practices with citywide standards established.</p> <p>New building types, including cottages courts and walk-up flats, were established.</p>
<p>Article 3: Residential Districts</p>	<p>R-60 FAR was not changed (but may be increased through a Design Plan; see Article 11)</p> <p>R-50 Single-Family Residential was created to reflect existing small lots.</p> <p>RM-22 Multiple-Family Residential was created to provide “missing middle” housing.</p> <p>HDSF was renamed RS-17 and regulations modified to reflect compatible urban character.</p> <p>Multiple-family district names were changed to convey the maximum density allowed.</p>
<p>Article 4: Mixed-Use and Commercial Districts</p>	<p>Enhanced design standards were added to existing C-1 and C-2 districts.</p> <p>NMU Neighborhood Mixed-Use district was created.</p> <p>The existing MU Mixed-Use was modified to limit the number of townhouses.</p>
<p>Article 5: Special Districts</p>	<p>Historic regulations were aligned with the new tree ordinance and a “demolition by neglect” provision was created.</p> <p>A section was reserved for the potential creation of a Downtown Historic District.</p>

<p>Article 6: Use Provisions</p>	<p>A consistent list of clearly defined uses was created, including existing use standards.</p> <p>Use regulations were organized into an easy-to-understand table.</p> <p>Retail size limits in the new NMU Neighborhood Mixed-Use district were created.</p>
<p>Article 7: Site Development</p>	<p>Unbundled parking was not incorporated after legal review, which determined that the City could not require tenants to “opt out” of buying or renting parking in a commercial, mixed-use, or multifamily development without major revisions to citywide parking requirements. In light of recent amendments to these, current regulations were retained.</p> <p>Outdoor lighting controls were created.</p>
<p>Article 8: Public Improvements</p>	<p>Recommendations from the Comprehensive Transportation Plan (CTP) were incorporated, including maximum blocks size and streetscape requirements.</p>
<p>Article 9: Environmental Protection</p>	<p>Stormwater management was updated to clarify compliance triggers, limit runoff on adjacent properties, and permit alternative compliance, including tree preservation as a tool for stormwater mitigation. These will be included in the forthcoming Decatur Stormwater Guidelines.</p>
<p>Article 10: Buildings and Fire</p>	<p>Green building requirements are being developed to govern new construction or extensive renovations that exceed 50% of a property’s appraised market value. See specific green building support materials for details of specifics under consideration.</p> <p>DeKalb County’s water fixture retrofit requirements (at time of home sale) were incorporated.</p>
<p>Article 11: Administrative</p>	<p>A “Design Plan” process was created to allow increases in FAR in certain districts, but only after managed review of the impacts on surrounding properties.</p> <p>A demolition delay requirement was created.</p>
<p>Article 12: Definition</p>	<p>The definition of “family” was amended to allow up to four unrelated persons to live together to support “Golden Girls” shared housing arrangements.</p>
<p>Additional Changes</p>	<p>Although not part of the UDO, Chapter 14: Animals will be amended to allow potbellied pigs and pigmy goats, subject to a combined total of two. There will be no change to chicken regulations.</p>