

CITY OF MCDONOUGH
Community Development



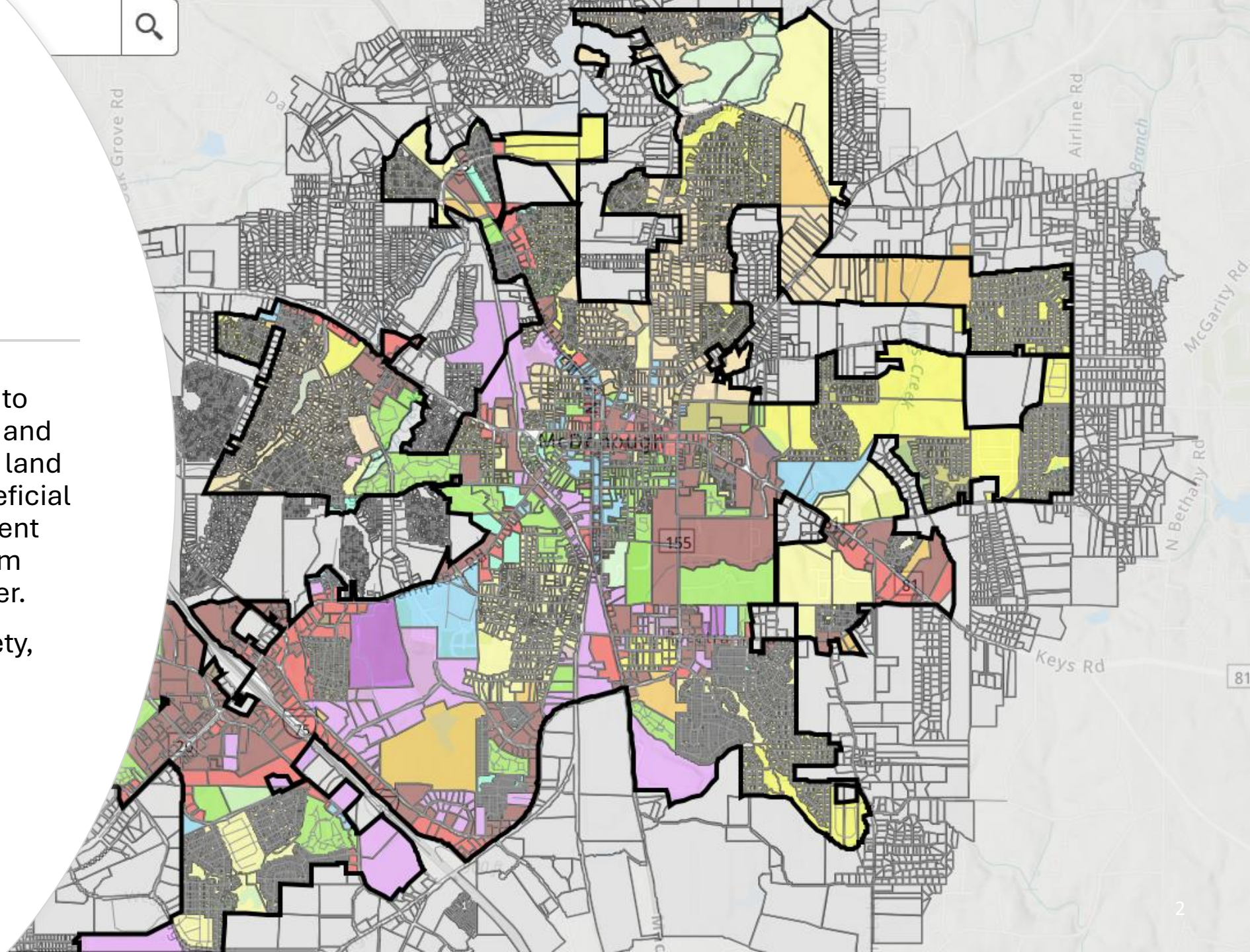
Zoning Code Update

Special Called Meeting
October 24, 2024

Sylvia Smith – Director
Bill Spivey – Sr. Planner
Tina Tebo – Planning Tech

PURPOSE

- To update the Zoning Code to help manage urban growth and development ensuring that land use is compatible and beneficial to the community and prevent incompatible land uses from being adjacent to each other.
- To promote the health, safety, prosperity and orderly development.



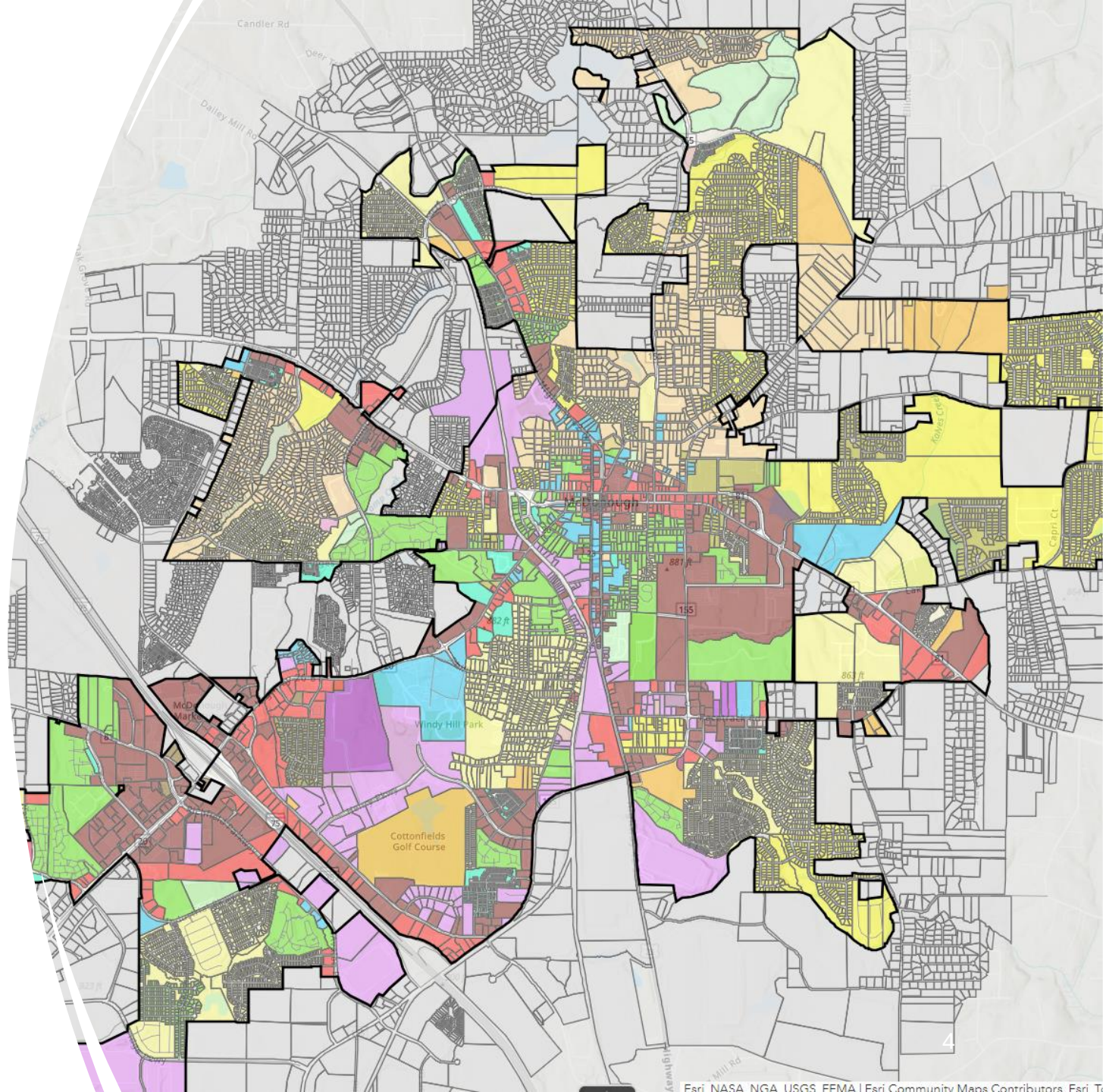
Our Mission

To encourage development that improves and enhances the quality of life for all residents of the City of McDonough. To increase the understanding of planning, zoning, and the development process.



Zoning Code Update Table of Contents

- ✓ Background – Comprehensive Plan
- ✓ The City of McDonough's suburbs
- ✓ What is Zoning?
- ✓ Zoning Districts
- ✓ Architectural Standards
- ✓ District Use Table
- ✓ Development and Use Standards
- ✓ Site Design Standards





Background – Comprehensive Plan

Key Factors to Know

- **Required by the GA Department of Community Affairs** (DCA) all local governments to prepare, adopt, maintain, & implement the comprehensive plan
- The comprehensive plan provides the **vision** for how the City wants to look in the future.
- Defines a place for **quality investment**, how the city **conducts business professionally**, and **community enrichment**.
- Create an environment of **predictability** for business investment, property owners, and the general public.
- **Maintain QLG status (Qualified Local Government)** Certification and remain eligible for state funding programs



GEORGIA, USA — Two Georgia cities have made the list for the fastest-growing suburbs in the nation, according to a report from [GOBankingRates](#).

The report stated that both suburbs had average home prices below \$500,000 in July 2024, based on data from Zillow. According to the [Associated Press](#), as of Aug. 22, home interest rates fell to 6.46%, compared to over 7% a year ago.

Sponsored Links

These two Georgia suburbs are among the fastest-growing, report says

The report added that the two suburbs made the top 20 rankings for the average home price under \$500,000 and the population growth from 2020 to 2022.



Close Ad

GOBankingRates researchers looked at the U.S. Census data from 2020 to 2022 to see how fast they grew.

The two cities — Union City, which is in the southern part of Fulton County, and McDonough, about 30 miles south of Atlanta, — made the list.

McDonough ranked No. 18 on the list with a home value of \$354,810 last month, the report added. Researchers said that the suburb also saw a 13.93% change in population in just two years.

Union City ranked No. 4 on the list, beating Canyon Lake, Texas and Clermont, Florida. The home value listed in the report is \$259,054 for last year, according to the report.

According to the report, a 22.27% change occurred in a two-year gap.

The No. 1 suburb was Mooresville, North Carolina, on the GOBankingRates list.

[To read the full report, click here.](#)

18. McDonough, Georgia

- **July 2024 home value:** \$354,810
- **2020 total population:** 25,572
- **2022 total population:** 29,134
- **2 year % change in total population:** 13.93%



WHAT IS ZONING?

- ZONING IS THE REGULATORY TOOL USED TO IMPLEMENT THE VISION OF THE COMPREHENSIVE PLAN AND CREATE THE DEVELOPMENT PATTERN ADOPTED FOR LONG TERM GROWTH.



Zoning Code Work Session

CHAPTER 17.04 - INTRODUCTORY PROVISIONS



17.04.010 - Purpose of provisions.



The ordinance codified in this Title 17 is an ordinance regulating the location, height, bulk, number of stories and size of buildings and other structures; the percentage of lots which may be occupied; the sizes of yards, courts and other open spaces; the density and distribution of populations; and the uses of buildings, structures and land for trade, industry, residences, recreation, agriculture, public activities and other purposes; creating districts for said purposes and establishing the boundaries thereof; defining certain terms used in this Title; providing for the method of administration, amendment and enforcement and for the imposition of penalties for violation; providing for a board of appeals and defining the powers and duties; repealing conflicting ordinances; and for other purposes.

(Zoning Ord. Art. 1, 1979)

Editor's note— An editorial note in the previous publication indicates that this section was amended during the 1997 codification.

17.04.020 - Preamble and enactment clause.



In pursuance of authority conferred by Georgia General Planning and Zoning Enabling Act of 1957 (Georgia Laws, 1957, p. 100, as amended), for the purpose of promoting the health, safety, morals, convenience, order, prosperity or general welfare of the present and future inhabitants of the municipality; in accordance with a comprehensive plan designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; and to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements, being made with reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses and with a view to promoting desirable living conditions and the sustained stability of neighborhoods; protecting property against blight and depreciation; securing economy in governmental expenditures; conserving the value of buildings and encouraging the most appropriate use of land, buildings and other structures throughout the municipality, the governing body of the City does ordain and enact into this code the following chapters and sections.

(Zoning Ord. Art. 2, 1979)

17.04.030 - Short title.



The ordinance codified in this Title 17 shall be known and may be cited as "the Zoning Ordinance of the City of McDonough, Georgia."

(Zoning Ord. Art. 3, 1979)

Temporary Supplemental page 244, amending section 17.08.010, Ordinance 98-02-16G.



9

ZONING DISTRICTS

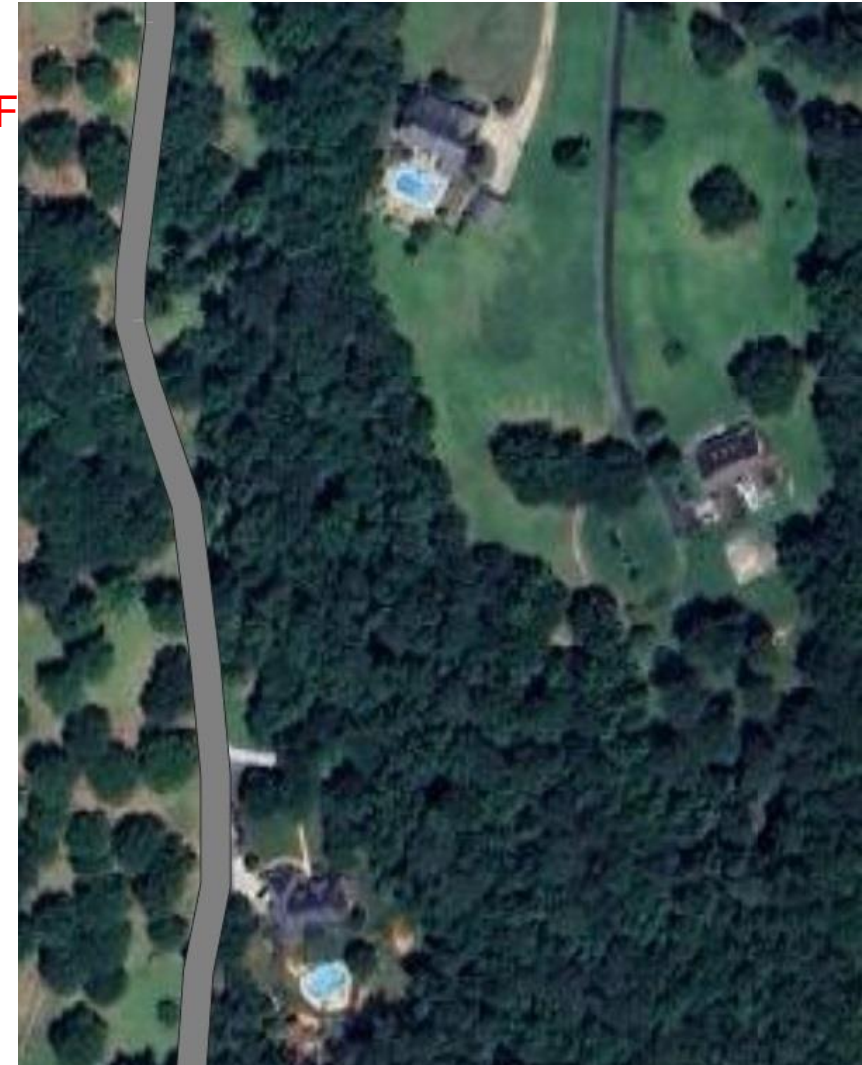
Formerly RA-200

CITY OF MCDONOUGH



R-200 Single-Family Residential District

Dwelling Units (max)	0.67 units per acre
Lot Area (min)	65,340 SF or 1.5 acres 62,000 SF
Lot Width (min)	200 Feet
Height (max)	
Primary	35 Feet
Accessory	25 Feet
Front Yard Setback (min)	
Arterial/Collector	60 Feet
Local Street	50 Feet
Side Yard Setback (min)	
Abutting Lots	20 Feet
Side Street	30 Feet 20 FT
Rear Yard Setback (min)	40 Feet
Distance between Buildings (min)	20 Feet
Heated Floor Area (min)	2,500 2,000 SF
Lot Coverage (max)	20%





R-100 Single-Family Residential District



Dwelling Units (max)	2.0 units per acre
Lot Area (min)	21,780 SF or 0.5 acres
Lot Width (min)	100 Feet
Height (max)	
Primary	35 Feet
Accessory	25 Feet
Front Yard Setback (min)	
Arterial/Collector	50 Feet
Local Street	40 Feet
Side Yard Setback (min)	
Abutting Lots	20 Feet
Side Street	30 Feet
Rear Yard Setback (min)	40 Feet
Distance between Buildings (min)	20 Feet
Heated Floor Area (min)	2,000 SF
Lot Coverage (max)	30%

15 ft

R-85 Single-Family Residential District

Dwelling Units (max)	2.7 units per acre	
Lot Area (min)	16,000 SF or 0.37 acres	15,000 SF
Lot Width (min)	85 Feet	
Height (max)		
Primary	35 Feet	
Accessory	25 Feet	
Front Yard Setback (min)		
Arterial/Collector	50 Feet	
Local Street	40 Feet	
Side Yard Setback (min)		
Abutting Lots	10 Feet	
Side Street	30 Feet	
Rear Yard Setback (min)	40 Feet	
Distance between Buildings (min)	20 Feet	
Heated Floor Area (min)	1,800 SF	
Lot Coverage (max)	30%	40%





R-75 Single-Family Residential District



Dwelling Units (max)	3.63 units per acre
Lot Area (min)	12,000 SF or 0.27 acres
Lot Width (min)	75 Feet
Height (max)	
Primary	35 Feet
Accessory	25 Feet
Front Yard Setback (min)	
Arterial/Collector	50 Feet
Local Street	35 Feet
Side Yard Setback (min)	
Abutting Lots	10 Feet
Side Street	30 Feet
Rear Yard Setback (min)	30 Feet
Distance between Buildings (min)	20 Feet
Heated Floor Area (min)	1,600 SF
Lot Coverage (max)	30%

50%

Formerly R-50

R-60 Single-Family Residential District

CITY OF MCDONOUGH



Dwelling Units (max)	4.4 units per acre	
Lot Area (min)	10,000 SF or 0.23 acres	8,000 SF
Lot Width (min)	60 Feet	
Height (max)		
Primary	35 Feet	
Accessory	15 Feet	
Front Yard Setback (min)		
Arterial/Collector	30 Feet	10 ft
Local Street	30 Feet	10 ft
Side Yard Setback (min)		
Abutting Lots	10 Feet	7.5 ft
Side Street	30 Feet	
Rear Yard Setback (min)	20 Feet	30 ft
Distance between Buildings (min)	20 Feet	
Heated Floor Area (min)	1,600 SF	
Lot Coverage (max)	40%	55 ft





RTD Residential Townhouse District

Lot Area (min)	87,120 SF or 2.0 acres	Distance between Buildings (min)	20 Feet
Lot Width (min)	1,000 Feet	Heated Floor Area (min)	
Development	100 Feet	2-Bedroom Unit	1,300 SF
Individual Unit	25 Feet	3-Bedroom Unit	1,600 SF
Height (max)		Lot Coverage (max)	50%
Primary	35 Feet		
Accessory	15 Feet		
Front Yard Setback (min)			
Arterial/Collector	30 Feet		
Local Street	30 Feet		
Side Yard Setback (min)			
Abutting Lots	50 Feet		
Side Street	50 Feet		
Rear Yard Setback (min)			
Residential Use	30 Feet		
Commercial Use	50 Feet		
Individual Unit	20 Feet		





RM Multi-Family Residential District

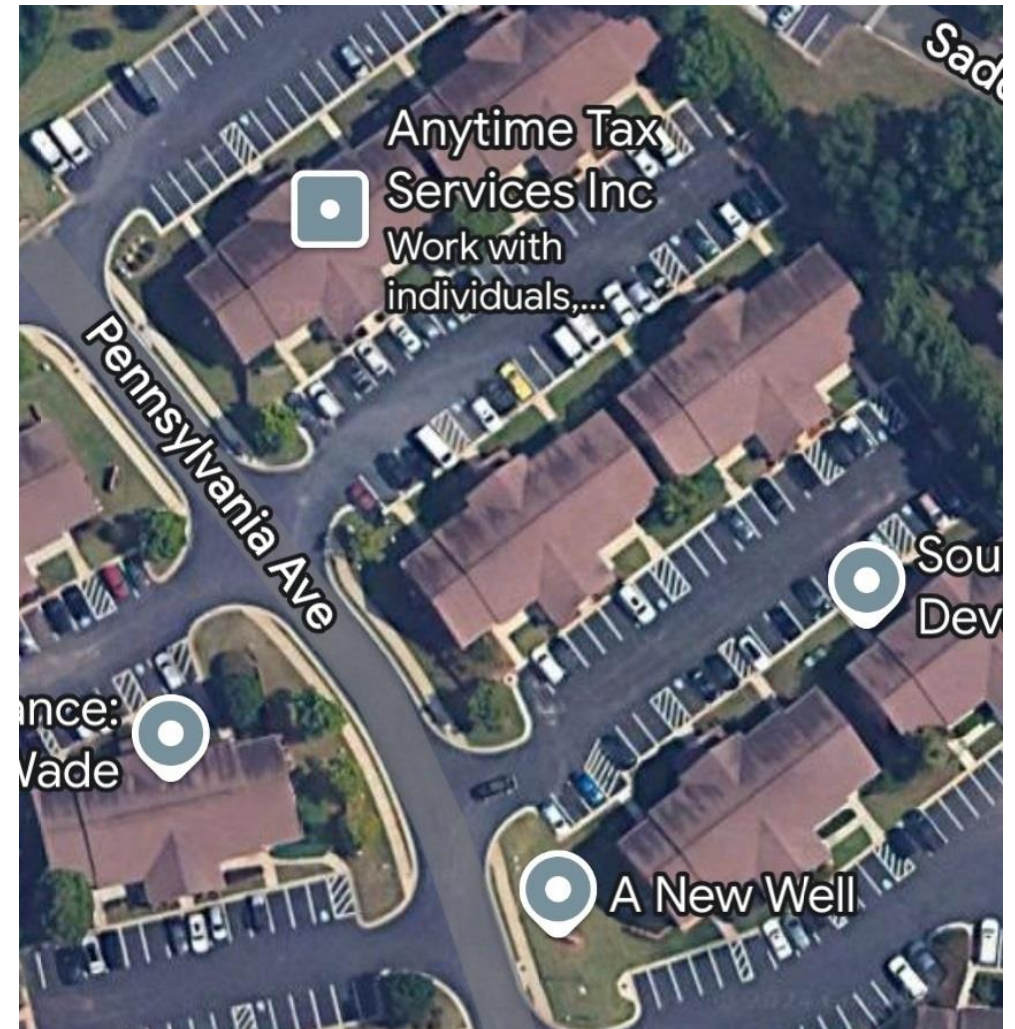
Dwelling Units (max)	6 units per acre	
Lot Area (min)	217,800 SF or 5.0 acres	11,000 SF
Lot Width (min)	250 Feet	75 ft
Height (max)		
Primary	35 Feet	
Accessory	15 Feet	
Front Yard Setback (min)	50 Feet	40 ft & 35 ft
Side Yard Setback (min)	50 Feet	10 ft
Rear Yard Setback (min)	50 Feet	35 ft
Distance between Buildings (min)	20 Feet	
Heated Floor Area (min)		
Efficiency Unit	600 SF	
1-Bedroom Unit	800 SF	
2-Bedroom Unit	1,000 SF	
3-Bedroom Unit	1,300 SF	
Lot Coverage (max)	50%	





OI Office/Institutional District

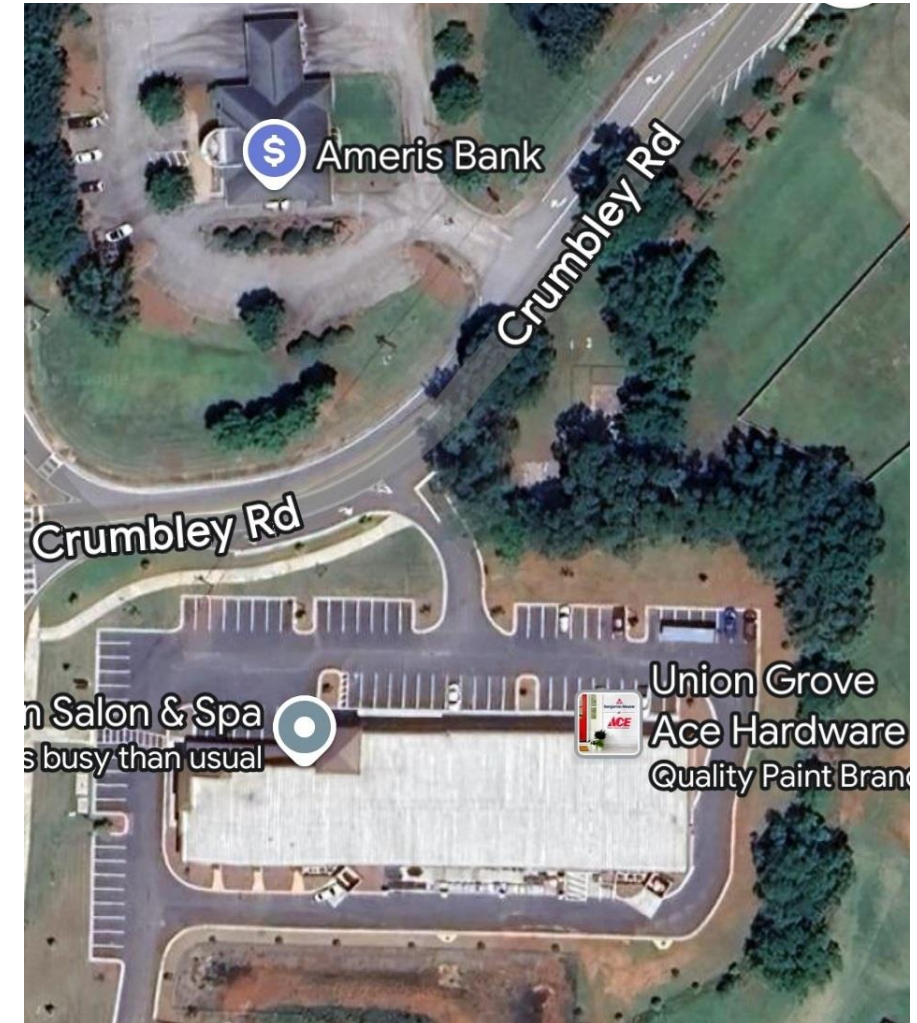
Lot Area (min)	87,120 SF or 2.0 acres	
Lot Width (min)	100 Feet	75 ft
Height (max)		
Primary	40 Feet	30 ft
Accessory	25 Feet	
Front Yard Setback (min)	50 Feet	40 ft & 30 ft
Side Yard Setback (min)		
Abutting Lots	30 Feet	10 ft
Side Street	50 Feet	
Rear Yard Setback (min)	50 Feet	30 ft
Distance between Buildings (min)	20 Feet	
Lot Coverage (max)	70%	80 ft





C-1 Neighborhood Commercial District

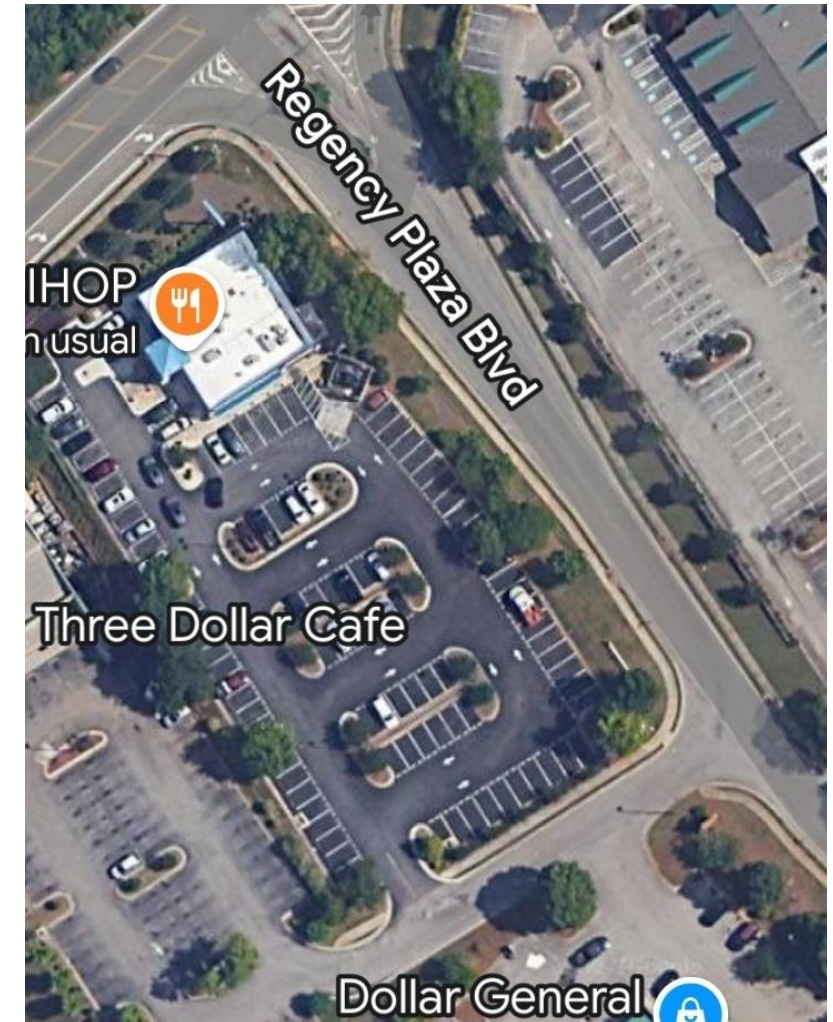
Lot Area (min)	87,120 SF	
	or 2.0 acres	
Lot Width (min)	75 Feet	
Height (max)		
Primary	35 Feet	
Accessory	25 Feet	
Front Yard Setback (min)		
Arterial/Collector	40 Feet	
Local Street	30 Feet	
Side Yard Setback (min)		
Abutting Lots	25 Feet	
Side Street	20 Feet	
Rear Yard Setback (min)	30 Feet	
Distance between Buildings (min)	20 Feet	
Lot Coverage (max)	70%	80%





C-2 Central Commercial District

Lot Area (min)	87,120 SF or 2.0 acres	
Lot Width (min)	200 Feet	
Height (max)		
Primary	40 Feet	45 ft
Accessory	25 Feet	
Front Yard Setback (min)		
Arterial/Collector	40 Feet	
Local Street	30 Feet	
Side Yard Setback (min)		
Abutting Lots	25 Feet	
Side Street	20 Feet	
Rear Yard Setback (min)	25 Feet	
Distance between Buildings (min)	20 Feet	
Lot Coverage (max)	70%	80%

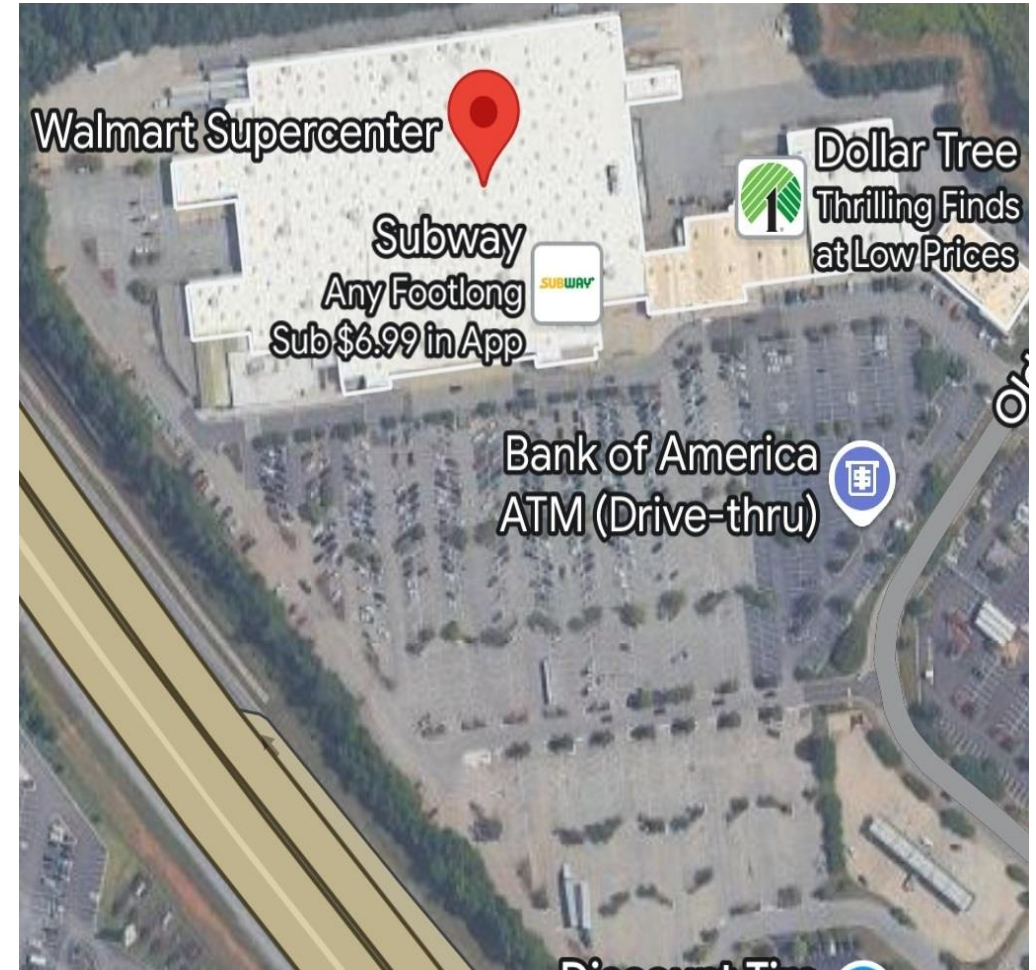




C-3 Highway Commercial District

Lot Area (min)	152,460 SF or 3.5 acres
Lot Width (min)	150 Feet
Height (max)	
Primary	45 Feet
Accessory	25 Feet
Front Yard Setback (min)	
Arterial/Collector	40 Feet
Local Street	30 Feet
Side Yard Setback (min)	
Abutting Lots	25 Feet
Side Street	20 Feet
Rear Yard Setback (min)	25 Feet
Distance between Buildings (min)	20 Feet
Lot Coverage (max)	70%

80%



MU Mixed-Use District

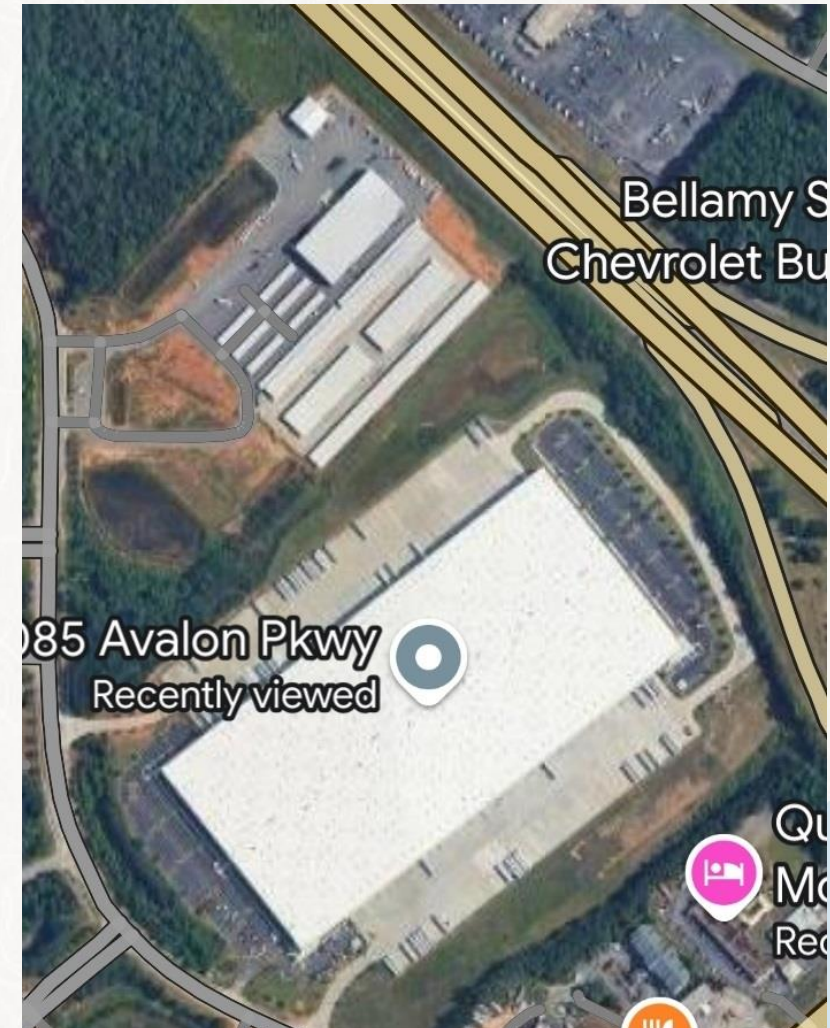
Dwelling Unit	24 units per acre
Lot Area (min)	453,600 SF or 10.0 acres
Lot Width (min)	400 Feet
Height (max)	Four (4) stories or 50 Feet
Front Yard Setback (min)	
Arterial/Collector	10 Feet
Local Street	10 Feet
Side Yard Setback (min)	
Abutting Lots	10 Feet
Side Street	10 Feet
Rear Yard Setback (min)	10 Feet
Distance between Buildings (min)	20 Feet
Heater Floor Area (min)	
Efficiency Unit	600 SF
One-Bedroom Unit	700 SF
Two-Bedroom Unit	900 SF
Three or more Bedroom Unit	1,100 SF
Lot Coverage (max)	60%





M-1 Light Industrial District

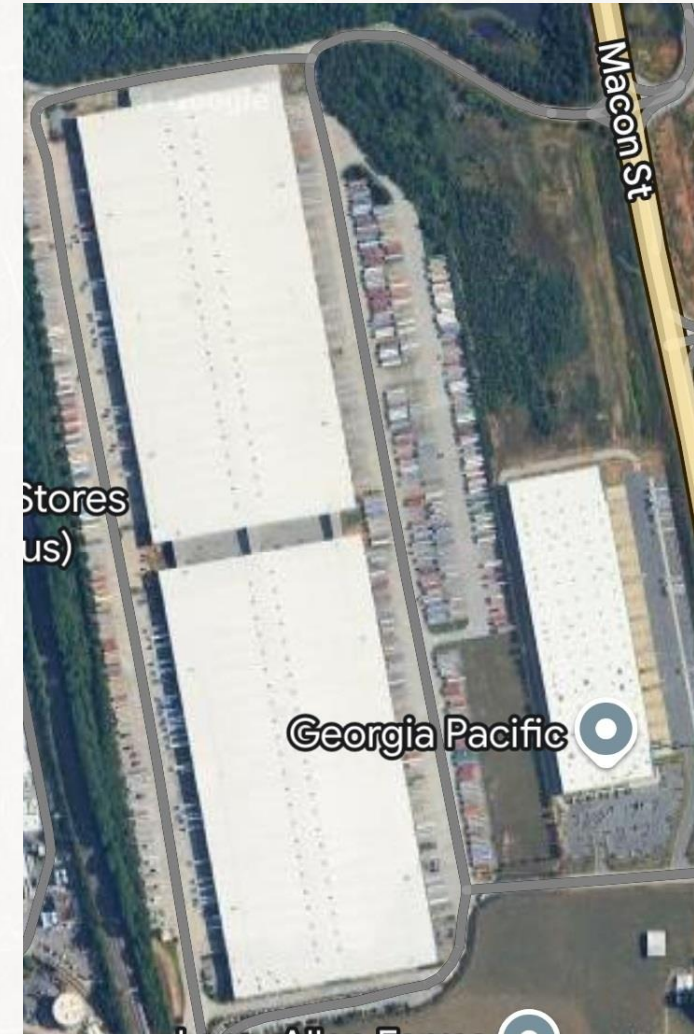
Lot Area (min)	453,600 SF or 10.0 acres	
Lot Width (min)	500 Feet	
Height (max)		
Primary	45 Feet	50 ft
Accessory	25 Feet	
Front Yard Setback (min)		
Arterial/Collector	50 Feet	40 ft
Local Street	40 Feet	30 ft
Side Yard Setback (min)		
Abutting Lots	50 Feet	
Side Street	75 Feet	
Rear Yard Setback (min)	50 Feet	
Distance between Buildings (min)	20 Feet	
Lot Coverage (max)	50%	80%





M-2 Heavy Industrial District

Lot Area (min)	2,178,000 SF or 50.0 acres	
Lot Width (min)	1,000 Feet	
Height (max)		
Primary	50 Feet	
Accessory	40 Feet	
Front Yard Setback (min)		
Arterial/Collector	300 Feet	40 ft
Local Street	300 Feet	30 ft
Side Yard Setback (min)		
Abutting Lots	300 Feet	
Side Street	300 Feet	
Rear Yard Setback (min)	400 Feet	
Distance between Buildings (min)	100 Feet	
Lot Coverage (max)	50%	80%





24

ARCHITECTURAL STANDARDS

Chapter 17

Residential - Architectural Standards

CITY OF MCDONOUGH



- Exterior Face – Materials, Shutters, Porches, etc.
- Garages – 25 ft by 25 ft
- Mechanicals - Screening
- Landscaping – Sod, Trees, Shrubs, etc.
- Driveways – 30 ft deep
- Chimney – Clad in brick, stone or stucco
- Accessory Structures – Clad to match Primary Building.
- Architectural Portfolio – Sample of housing styles in subdivision.

Chapter 17

RTD - Architectural Standards

CITY OF MCDONOUGH



- Exterior Face – Materials, Shutters, Porches, Layers, etc.
- Front Façade – Articulated with brick on remaining walls.
- Garages – 25 ft by 20 ft
- Mechanicals – Screening
- Landscaping – Sod, Trees, Shrubs, etc.
- Decks – Rear only & within setbacks
- Chimney – Clad in brick, stone or stucco
- Accessory Structures – Clad to match Primary Building.
- Roofs – Pitched, Gables, Dormer Windows, etc.
- Trash Receptacles – Stored in Garage until Trash Day.

Chapter 17

RM-75 – Architectural Standards

CITY OF MCDONOUGH



- Exterior Face – Materials, Shutters, Porches, Layers, etc.
- All Façades
 - 1st Floor clad in Brick or Stone
 - Upper Floors clad in Brick, Stone, Stucco or Fiber Cement siding or shakes
- Mechanicals – Screening
- Landscaping – Sod, Trees, Shrubs, etc.
- Accessory Structures – Clad to match Primary Building.
- Roofs – Pitched, Gables, Hip Roof, Dormer Windows, etc.
- Dumpster Enclosure Requirements

Chapter 17

Non-Residential - Architectural Standards

CITY OF MCDONOUGH



- **1st Floor** - Brick, Natural Stone, High-grade Stucco, Glass, or Exposed Concrete Block, with Metal and Tile used decoratively
- **2nd Floor and Above** - Brick, High-grade Stucco, Glass, or a Combination.
- No Architectural Standards for Light and Heavy Industrial.



29

DISTRICT USE TABLE

Chapter 17

Use Classification



USE	ZONING DISTRICT													
	R-200	R-100	R-85	R-75	R-60	RTD	RM-75	O-1	C-1	C-2	C-3	MU	M-1	M-2
AGRICULTURAL														
Agricultural produce stands									P	P	P	P		
Commercial greenhouses and plant nurseries									P	P	P	P		
Keeping or raising of livestock	P													
Riding academies or stables	P													
RESIDENTIAL														
Accessory dwelling unit (guesthouse, in-law suite, apartment over garage)	A	A	A											
Duplex						P	P							
Home occupation	A	A	A	A	A	A	A					A		
Manufactured and mobile home	S	S												
Multi-family (apartments and condominiums)							P					P		
Conservation Subdivision	S	S	S	S	S									
Age restricted (senior) housing	P	P	P	P	P							S		
Single-family residences	P	P	P	P	P							P		
Tiny House														
Townhouse						P						P		
Triplex, quadraplex							P							
LODGING														
Bed and breakfast									S	S				
Extended stay hotel											P			
Hotel											P	P		
P - Permitted S - Special Permitted Use A - Accessory														

Chapter 17

Use Classification



USE	ZONING DISTRICT													
	R-200	R-100	R-85	R-75	R-60	RTD	RM-75	O-1	C-1	C-2	C-3	MU	M-1	M-2
SPECIALIZED HOUSING FACILITIES														
Boarding/rooming house having 4 persons or less									P	P	P			
Halfway houses and residential facility for the developmentally disabled or mentally ill										P	P			
Personal care homes, group homes, and boarding home having 4 or less														
Nursing homes, assisted living, and hospice care facilities					S					P	P	S		
INSTITUTIONAL/PUBLIC														
Cemeteries	S							P	P	P	P			
Funeral homes, mortuaries, and crematoriums									P	P	P			
Emergency response, police, fire, & public safety facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
P - Permitted S - Special Permitted Use A - Accessory														

Chapter 17

Use Classification



USE	ZONING DISTRICT													
	R-200	R-100	R-85	R-75	R-60	RTD	RM-75	O-1	C-1	C-2	C-3	MU	M-1	M-2
Golf courses and driving ranges	P	P	P	P	P					P	P			
Municipal, County, State, or Federal buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Library or museum	P	P	P	P	P		P	P	P	P	P	P		
Parks, playgrounds, community gathering spaces	P	P	P	P	P	P	P	P	P	P	P	P	P	P
ASSEMBLY CENTERS & GROUNDS														
Amphitheaters	P	P	P	P	P	P	P	P	P	P	P	P		
Athletic fields	P	P	P	P	P	P	P	P	P	P	P	P		
Event center										P	P			
Indoor amusements (miniature golf, climbing walls, trampolines, roller skating, and other similar uses)										P	P	P		
Outdoor amusements (miniature golf, carnivals or rides, zip lines, climbing walls, go-carts and similar vehicles, and other tourist-oriented uses)											P			
Places of worship	S	S	S					P	P	P	P	P	P	P
Private clubs/ lodges and associated event facilities								P		P	P			
EDUCATION														
Colleges, universities, research and training facilities								P			P			
P - Permitted S - Special Permitted Use A - Accessory														

Chapter 17

Use Classification



USE	ZONING DISTRICT													
	R-200	R-100	R-85	R-75	R-60	RTD	RM-75	O-1	C-1	C-2	C-3	MU	M-1	M-2
Public kindergarten, elementary, middle and high schools	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Private kindergarten, elementary, middle and high schools								P	P	P	P			
Tutoring services	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Vocational schools								P	P	P	P			
AUTO RELATED														
Automobile brokerage (no vehicle storage)								P		P	P			
Automobile service, major repair											P			
Automobile service, minor repair										P	P			
Automobile sales and truck sales										P	P			
Automobile rental and leasing facilities										P	P			
Automobile wash and wax centers											P		P	
Gasoline service centers											P		P	
Recreational vehicle/boat sales and service											P		P	
Tire shops										P	P		P	
P - Permitted S - Special Permitted Use A - Accessory														

Chapter 17

Use Classification



USE	ZONING DISTRICT													
	R-200	R-100	R-85	R-75	R-60	RTD	RM-75	O-1	C-1	C-2	C-3	MU	M-1	M-2
RECREATION & ENTERTAINMENT														
Adult entertainment													S	
Indoor recreation (bowling alleys, movie theatres and other activities conducted wholly indoors)										P	P	P		
Private commercial/ vocational schools (including martial arts or dance studios, and technical or vocational training)								P		P	P	P		
Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building								P	P	P	P			
RETAIL														
Apparel or accessories store									P	P	P	P		
Art gallery								P	P	P	P			
Antique shops									P	P	P	P		
Barber, hair salon, and day spa									P	P	P	P		
Farmer's market									P	P	P	P		
Florist and gift shops									P	P	P	P		
P - Permitted S - Special Permitted Use A - Accessory														

Chapter 17

Use Classification



USE	ZONING DISTRICT													
	R-200	R-100	R-85	R-75	R-60	RTD	RM-75	O-1	C-1	C-2	C-3	MU	M-1	M-2
General business office, including accounting, finance, banking, insurance, legal, medical, real estate, engineering, architecture, construction								P	P	P	P	P		
Grocery stores									P	P	P	P		
Hardware store										P	P			
Jewelry store									P	P	P	P		
Music store									P	P	P	P		
Office supplies and equipment store									P	P	P			
Package store														
Pawn shops											P			
Pet supply store (no boarding)									P	P	P	P		
Pharmacy or drug store								P	P	P	P	P		
Small box stores									P	P	P			
Smoke, vape, tobacco stores									P	P	P			
Sporting goods store										P	P			
Tattoo and piercing studios										P	P			
RESTAURANT & FOOD ESTABLISHMENTS														
Brewpub beer growler, brewery										P	P	P	P	P
P - Permitted S - Special Permitted Use A - Accessory														

Chapter 17

Use Classification



USE	ZONING DISTRICT													
	R-200	R-100	R-85	R-75	R-60	RTD	RM-75	O-1	C-1	C-2	C-3	MU	M-1	M-2
Bakery, confectionary, and cafe uses									P	P	P	P		
Catering establishments									P	P	P			
Restaurants (non-drive-thru)									P	P	P	P		
Restaurants with a drive-thru configuration											P			
Specialty food stores (e.g., coffee, ice cream)									P	P	P	P		
TRANSPORTATION														
Ambulance, taxi or limousine service, dispatch, and storage										P	P		P	
Bus or rail stations or terminals for passengers											P		P	
Parking, lot or garage								P	P	P	P	P	P	P
SERVICES														
Adult and child day care								P	P	P	P			
Animal care facilities (kennels, animal hospitals, veterinary clinics, and stables)										P	P		P	
Banks, credit unions or other similar financial institutions								P		P	P	P		
Banks, credit unions or other similar financial institutions with drive through								P		P	P			
P - Permitted S - Special Permitted Use A - Accessory														

Chapter 17

Use Classification



USE	ZONING DISTRICT													
	R-200	R-100	R-85	R-75	R-60	RTD	RM-75	O-1	C-1	C-2	C-3	MU	M-1	M-2
Barber shop/beauty salon or similar establishments									P	P	P	P		
Coin laundry, dry cleaning, and pickup stations									P	P	P	P		
Coin laundry, dry cleaning, and pickup stations with drive-thru									P	P	P			
Day spa									P	P	P	P		
Nail shops									P	P	P	P		
Fitness center									P	P	P	P		
Photographic, digital media, recording studios										P	P			
HEALTH & MEDICAL SERVICES														
Dental, eye offices and clinics								P	P	P	P	P		
Health services clinic, urgent care								P	P	P	P	P	P	
Home healthcare service, office use only								P	P	P	P	P		
Hospital or medical facility								P	P	P	P			
Kidney dialysis center								P	P	P	P			
Medical or dental laboratories											P		P	
Physical therapy								P	P	P	P	P		
INDUSTRIAL														
Agriculture crop processing and storage													P	P
P - Permitted S - Special Permitted Use A - Accessory														

Chapter 17

Use Classification



USE	ZONING DISTRICT													
	R-200	R-100	R-85	R-75	R-60	RTD	RM-75	O-1	C-1	C-2	C-3	MU	M-1	M-2
Alternative energy production													P	P
Asphalt and concrete plants														P
Building materials and lumber supply establishments													P	P
Business distribution centers													P	P
Business parks								P			P	P	P	
Brick, tile, and terra-cotta manufacturing														P
Clinics, cafeterias, employee credit unions and recreational facilities for employees only								P			P		P	
Computer and data processing services								P					P	
Centers for manufacturing, production, processing or assembly													P	P
Chemical storage or manufacturing														P
Fabrication shops													P	P
Food production													P	P
Greenhouses and nurseries, including landscaping services											P		P	P
Junk yard														P
P - Permitted S - Special Permitted Use A - Accessory														

Chapter 17

Use Classification



USE	ZONING DISTRICT													
	R-200	R-100	R-85	R-75	R-60	RTD	RM-75	O-1	C-1	C-2	C-3	MU	M-1	M-2
Outdoor storage													P	P
Railroad spurs and yards													P	P
Recycling centers for collection or processing													P	P
Research, experimental, or testing laboratories								P					P	P
Rock, sand or gravel distribution or storage														P
Self-storage and mini-warehousing											P		P	P
Multiple story self-storage											S		P	
Tractor trailer storage and trailer drop lots														P
Truck trailer, tractor sales and service											P			P
Trade shops, including electrical, plumbing, heating/cooling, and roofing										P	P		P	P
Towing, wrecking, and impound service													P	P
P - Permitted S - Special Permitted Use A - Accessory														

Chapter 17

Use Classification



USE	ZONING DISTRICT													
	R-200	R-100	R-85	R-75	R-60	RTD	RM-75	O-1	C-1	C-2	C-3	MU	M-1	M-2
Warehouse, distributions, and indoor storage													P	P
COMMUNICATIONS & UTILITIES														
Radio/television transmission towers											P		P	P
Transit park-and-ride lots														
Wireless telecommunications	S										S		S	S
Utility substation	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Water tower	A	A	A	A	A	A	A	A	A	A	A	A	A	
P - Permitted S - Special Permitted Use A - Accessory														

Chapter 17

Use Classification



- **Non-Conforming Use** means any building or use of land or building lawfully existing at the effective date of this Title 17 or as a result of subsequent amendments to this Title 17, which does not conform with the provisions of the regulations for the district in which it is located.

Non-Conforming Buildings

Non-Conforming Lot of Record

Non-Conforming Signage

Non-Conforming Use

Chapter 17

Use Classification



- **Special Use** is a permit that allows for a land use that is not typically permitted by the zoning ordinance. Special use permits are issued by a zoning board and are used to allow for compatible uses within a zoning district that may not be compatible with the surrounding neighborhood.

Process

General Review Criteria

Conditions of Approval



43

DEVELOPMENT AND USE STANDARD

Chapter 17

Development & Use Standards

CITY OF MCDONOUGH



- **Expansion or Modification of Existing Uses & Structures**
- **Height Standards**
- **Accessory Use/Structure Standards**
- **Accessory Dwellings**
- **Temporary Building Standards**
- **Home Occupation**

Chapter 17

Development & Use Standards

CITY OF MCDONOUGH



- **Age-Restricted Housing**
 - Where allowed?
 - Unit Types
 - Minimum of 20 dwelling units
 - Open Space Requirements
 - Fully Accessible
 - Assisted-Living Facilities/Nursing Homes are a Special Permitted Use
 - 5% of dwelling units shall be wheelchair accessible
 - R-60, RM-75, & MU have additional requirements

Chapter 17

Development & Use Standards

CITY OF MCDONOUGH



- **Daycare Facilities & Centers Standards**
 - Family Day Care
 - Group Day Care Home
 - Day Care Center
- **Personal Care Home, Group Home, & Boarding Home**
- **Halfway Houses & Residential Facilities for the Developmentally Disabled and/ or Mentally Ill**
- **Auto Repair and Wash Standards**
 - Minor Automotive Repair
 - Major Automotive Repair
 - Automobile Wash
- **Gas Station Standards**
- **Drive-Thru Standards**

Chapter 17

Development & Use Standards

CITY OF MCDONOUGH



- **Hotel & Extended Stay Hotel Standards**
- **Pawnshops or Pawnbrokers**
- **Places of Assembly**
- **Places of Worship**
- **Cemetery**
- **Small Box Stores**
- **Self-Storage Facilities & Mini-Warehousing**
- **Dumpster Enclosures**
- **Swimming Pools**
- **Infill Lots (Residential Only)**

Next Steps

1

**Special Call
Meeting – Monday,
October 28, 2024**

2

**Planning
Commission
Adoption -
November 12th**

3

**City Council
Adoption –
November 18th**



QUESTIONS

Thank you