

Proposed City of Hahira Zoning Ordinance Amendments (Draft)

May 2022

** Proposed deletions shown in “~~red-strikeout~~” format. Proposed additions shown in “highlighted underline” format.

* Print Date: 5-6-2022

Amendment # 1: Definitions

Amend the text of Section 2 by amending definitions of certain terms.

Section 2 Definitions

Lot Width. The width of a lot ~~distance between the side lot lines~~, measured along the minimum required front yard building setback line as established by this ordinance, with said distance being measured parallel to the street right-of-way line. In the case of a curvilinear street, said distance is measured parallel to the chord of the arc between the intersection of the side lot lines and the street right-of-way line. ~~or if no setback line is established, the horizontal distance between the side lot lines measured along the street right-of-way line.~~

Amendment # 2: Planned Development

Amend the text of Section 4-4 by amending the title and also adding/deleting language to further clarify the purposes and standards by which Planned Development proposals are reviewed.

4-4 Planned Development ~~Overlay District~~ Approval

4-4.1 Purpose and Intent. Planned Development ~~Overlay Districts~~ Approvals are intended to provide an alternative method of land development and redevelopment not available within the framework of the City's standard zoning districts. The standards and procedures of approving these overlay districts are intended to promote flexibility of design and allow for planned diversification and integration of uses and structures while at the same time, retaining in the Mayor/Council the absolute authority to establish such conditions, limitations and regulations as it deems necessary to maintain community aesthetics and to protect the public health, safety and general welfare. In doing so, the Planned Development ~~Overlay Districts~~ Approvals are designed to achieve the following objectives:

- a. Accomplish a more desirable development pattern than would be possible through strict adherence of standard zoning and subdivision regulations.
- b. Accommodate a mixture of uses and/or development patterns which are compatible both internally and externally through limitations on sign control, building orientations, architecture, site layout, buffering or other techniques which may be appropriate to a particular development proposal.
- c. Encourage flexible and creative concepts of site development planning design which meet changing needs, technologies, market economics and consumer preferences.
- d. Permit the combining and coordinating of architectural styles, building forms and building relationships within a Planned Development.
- e. Preserve natural amenities of the land by encouraging scenic and functional open areas.