

ARTICLE II ♦ ZONING DISTRICT REQUIREMENTS

Chapter 20—Zoning Districts Established

§20.010	Enumeration
§20.020	Zoning Map Adopted
§20.030	District Boundary Uncertainty
§20.040	Additions to Existing Development
§20.050	Zoning and Development Within Rights-of-Way

§20.010 Enumeration (Amended by Council October 25, 2005)

In order to uniformly regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings, structures, or land, the City of Newnan is hereby divided into the following zoning districts or classifications:

1. Suburban Residential Zones
 - a. RS-20, Suburban Residential Single Family Dwelling District - Low Density
 - b. RS-15, Suburban Residential Single Family Dwelling District - Medium Density
2. Urban Residential Zones
 - a. RU-7, Urban Residential Single Family Dwelling District – High Density
 - b. RU-I, Urban Residential Dwelling District – Historical and Infill
 - c. RU-2, Townhouse Residential Dwelling District
 - d. RML, Residential Multiple Family Dwelling - Lower Density District
 - e. RMH, Residential Multiple Family Dwelling - Higher Density District
3. Commercial Zones
 - a. OI-1, Office and Institutional, Low Density
 - b. OI-2, Office and Institutional, Medium Density
 - c. CSN, Suburban Neighborhood Commercial District
 - d. CUN, Urban Neighborhood Commercial District
 - e. CCS, Commercial Shopping Center District
 - f. CBD, Central Business District
 - g. CGN, General Commercial District
 - h. CHV, Heavy Commercial District
4. Industrial Zones
 - a. ILT, Light Industrial District
 - b. IHV, Heavy Industrial District
5. Other Districts
 - a. MXD-1, Mixed Use Overlay District
 - b. MXD-2, Mixed Use Overlay District
 - c. CS, Conservation Subdivision District
 - d. OSD-2, Urban Open Space and Conservation District
 - e. HST, Historic Preservation Overlay District
 - f. OCR, Open Space, Conservation, and Recreation District
 - g. Planned Development Districts (PD)

1. PDR, Planned Residential Development District
2. PDC, Planned Commercial Development District
3. PDO, Planned Office and Institutional District
4. PDI, Planned Industrial District
- h. FHD, Flood Hazard District
- i. WET, Wetlands
- j. GRA, Groundwater Recharge Area
- k. WSW, Water Supply Watersheds
- l. HRDO, Historic Residential Overlay District
- m. DDO, Downtown Design Overlay District
- n. QDC, Quality Development Corridor Overlay District
- o. BEQ, Building Exterior Quality Design Overlay District
- p. LFR, Lower Fayetteville Road Commercial Landscape Corridor Overlay District

§20.020 Zoning Map Adopted

The Official Zoning Map of the City of Newnan, attached hereto and made a part hereof for all purposes, is hereby adopted, shall be filed with the City Clerk of the City of Newnan and maintained by the City Clerk of the City of Newnan, and shall be an official copy of said map prominently displayed in the Planning and Zoning Department. The boundaries of the various districts as enumerated in §20.010 of this Chapter are hereby established as identified on said map. All notations, references, legends, scales, and every detail shown on said map are incorporated into and made a part of this Chapter. In interpreting the Official Zoning Map, heretofore referred to as the Zoning Map, the following rules shall apply:

1. The district boundaries are the center lines of either streets, roads, highways, or alleys unless otherwise shown, and where the district designated on the Zoning Map is bounded approximately by a street, road, highway, or alley, the center line of such street, road, highway, or alley shall be construed to the boundary of the district.
2. Where the district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into platted blocks and lots, the district boundaries shall be construed to be the platted lot lines, and where the district designated on the Zoning Map is bounded approximately by platted lot lines, the platted lot lines shall be the boundary of the district.
3. Boundaries indicated as following the city limit line shall be construed as to follow such limit line.
4. Boundaries indicated as following the shorelines of bodies of water shall be construed to follow such shorelines. Boundaries indicated as following the center lines of creeks, streams, rivers, or other predominantly linear bodies of water shall be construed to follow such center lines.
5. In unsubdivided property, the district boundary lines on the Zoning Map shall be determined by use of the scale appearing on the map.
6. Boundaries indicated as parallel to or concentric with, or are extensions to features indicated in the paragraphs above shall be so construed. Distances and dimensions not specifically indicated on the Zoning Map shall be determined from the Zoning Map by the Zoning Administrator and so noted on the map.

§20.030 District Boundary Uncertainty

1. Where areas appear to be unclassified on the Zoning Map and classification cannot be

determined by the provisions of §20.020 of this Chapter, such areas shall be considered to be classified as RS-20 until action is taken to amend the Zoning Map.

2. Where an area is in dispute, such areas shall be considered to be classified as RS-20 until action is taken to make a valid determination.
3. Where territory is added to the jurisdictional area through natural processes or any other procedure (except annexation which shall be governed by the provisions of Chapter 4, "Annexation Zoning Policy" of this Ordinance), such area shall be considered to be zoned RS-20 until action is taken to amend the zoning map.
4. Where natural or man-made features actually existing on the ground are at variance with those shown on the Zoning Map, the Zoning Administrator shall interpret the district boundaries as so noted on the map.
5. Where uncertainties continue to exist and/or further interpretation is required beyond that presented in the paragraphs above, the question shall be presented to the Zoning Administrator for interpretation.

§20.040 Additions to Existing Development

Whenever any increment or addition to existing development results in the total amount of development being greater than a threshold size identified in this Ordinance, the development shall be treated as a whole in determining the type of review and approval required under this Ordinance. For any single development that is later subdivided, each increment of development will be treated as a whole.

§20.050 Zoning and Development Within Rights-of-Way

1. Zoning of Public Rights-of-Way
 - a. Normally, all publicly owned rights-of-way for roads, streets, alleys, easements, or other public purposes are classified in the least intense of adjacent zones. In order to define clearly the location of rights-of-way, the Zoning Map will not depict the zoning within existing rights-of-way.
 - b. When the Future Land Use Map recommends a land use category in conflict with that specified in subsection a of this Chapter, the Council may reclassify such right-of-way to a zoning consistent with the land use category specified on the Future Land Use Map.

2. Rezoning of Proposed Rights-of-Way Where Zoning was Previously Withheld

Where, by action of the City Council in prior rezonings, private property was withheld from rezoning in order to provide for future construction, widening, realignment, and/or relocation of existing or proposed public roads, streets, alleys, easements, or other public facilities, the zoning of such private properties shall assume the zoning classification of the land of which they are a part; or, the least intense adjacent zones if the land is not part of an adjacent parcel.

3. Air Rights and Subsurface Development Within Public Rights-of-Way

Air rights development and subsurface rights development are permitted in publicly owned rights-of-way of existing or proposed public roads, streets, alleys, easements, or other public facilities if the development will not conflict with the recommendations and guidelines of the Comprehensive Plan nor any provisions of this or any other City code or ordinance governing air rights or subsurface development.