

**ORDINANCE 2014-05**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF MORROW, GEORGIA, AS IT PERTAINS TO:**

**APPENDIX A – ZONING ORDINANCE, ARTICLE IX. SCHEDULE OF DISTRICT REGULATIONS, SECTION 907 COMMUNITY UNIVERSITY PLANNED DISTRICT (C.U.P.D.) OF THE 1986 CODE OF ORDINANCES OF THE CITY OF MORROW, GA., SECTIONS 3, 5, 8 AND 9.**

Remove the current regulations and replace with the following:

**Section 3. District and building requirements.**

- O. *Signage.* Within CUPD, signage must comply with the following standards:
  - 1. *Free standing signs:*
    - c. Freestanding signs shall comply with the following additional requirements:
      - 6. A Master Sign Plan submittal for all ground signage shall be provided should the proposed signage not meet the specifications of this section. The City Council shall approve, deny or approve with modifications.
  - 2. *Wall or fascia signs; awning signs:*
    - h. A Master Sign Plan submittal for all wall signage shall be provided should the proposed signage not meet the specifications of this section. The City Council shall approve, deny or approve with modifications.

**Section 5. Sidewalks.**

- A. *Public sidewalks.* Public sidewalks shall be located adjacent to all public streets and shall be provided throughout the development of CUPD. The sidewalks shall be constructed of concrete material, with brick paving accents consisting of a minimum of twenty percent, a minimum width of 15 feet, and must conform to the uniform CUPD guidelines, approved by the public works director.
- B. *Sidewalk zones.* Public sidewalks shall consist of a street furniture and tree planting zone, which shall be located adjacent to the curb, and a clear zone.
  - 1. Street furniture and tree planting zone shall have a minimum width of five feet. This zone shall be continuous and located adjacent to the curb. This zone is intended for the placement of trees and street furniture, including pedestrian light poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks and similar elements as approved by the mayor and council.
  - 2. The clear zone shall have a minimum width of ten feet. It shall be hardscaped and located adjacent to the street furniture and tree planting zone. It shall be unobstructed by any permanent or nonpermanent element for a minimum width of ten feet and a minimum height of eight feet. The only exception is awnings and canopies which can encroach a maximum distance of five feet over the public sidewalk.
- C. *Building entrances.* The primary pedestrian entrance to all retail and office uses with street frontage shall face and be visible from the street, shall be directly accessible from the sidewalk

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adjacent to such street and shall open directly onto the adjacent sidewalk, public park, outdoor dining area, public area or plaza adjacent to the sidewalk. The primary entrances for non-residential uses shall remain unlocked during normal business hours. The purpose of this requirement is to encourage the development of buildings that complement pedestrian activity in CUPD by providing direct access to the building.

- D. *Outdoor dining.* Accessory outdoor dining areas shall be permitted on a public or private sidewalk area where adjacent to and directly abutting a restaurant located in a building. However, the outdoor dining area shall not reduce the clear zone of a public sidewalk to a width of less than eight feet. Tables, chairs, umbrellas and similar items shall be stored in the interior of the restaurant or in similar enclosed areas so that a minimum clear zone of ten feet is unobstructed when the outdoor dining area is not in use because of inclement weather or when the restaurant is closed.

**Section 8. Preliminary development plan approval procedure.**

- E. The planning and zoning board shall determine whether the preliminary development plan is in accordance with the reasonable intent of the CUPD regulations. The Board shall make a recommendation within 30 days following receipt of the plan. The board's recommendation, including any modifications to the plan, shall then be submitted to the city council for approval, disapproval or approval with modifications. In the event the planning and zoning board fails to issue a recommendation within the allotted timeframe, the preliminary development plan shall be transferred to the mayor and council for approval or disapproval.
- F. Once the preliminary development plan is received from the planning and zoning board, the city council shall hold a public hearing to approve, approve with modifications or disapprove of the plan.
- G. The planning and zoning board shall consider the following when determining the approval or denial of a preliminary development plan for CUPD:
1. The preliminary development plan is consistent with the approved concept plan and standards set forth in the adopting ordinance.
  2. The preliminary development plan has an adequate design for the development of roads and other public facilities serving the development.
  3. Preliminary development plan shows an adequate buffer between this district and adjoining ones.
  4. Landscaping plans meet the ordinance standards set forth in the adopting ordinance.
- H. The planning and zoning board may recommend, , such reasonable conditions and alterations of the preliminary development plan to assure that the preliminary development plan is consistent with the standards set forth in the adopting ordinance.

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**Section 9. Final development plan approval.**

- C. The zoning administrator shall review the final development plan for complete compliance to the standards set forth in the adopting ordinance within 30 days that the application is determined to be complete. Preceding this, the planning and zoning board shall recommend to the city council to approve, approve subject to modification or deny the final development plan

**BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL OF THE CITY OF MORROW, GEORGIA, AND BY THE AUTHORITY OF THE SAME, THAT APPENDIX A: ZONING ORDINANCE,**

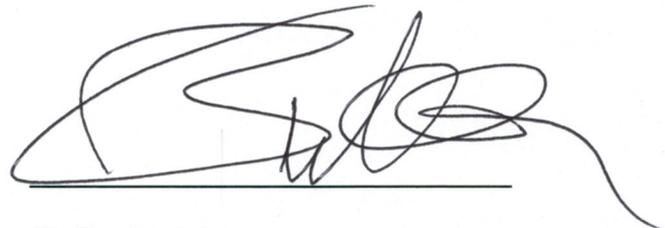
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ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE ARE REPEALED. **SO ORDAINED** THIS 24 DAY OF JUNE 2014, BY THE MAYOR AND COUNCIL OF THE CITY OF MORROW.

Attest:



**Viet Tran**  
City Clerk



**JB Burke, Mayor**

**First reading on June 10, 2014**  
**Second reading and adopted on June 24, 2014**

(Seal)

