

Track Changes Summary of Proposed Amendments to the Zoning Ordinance related to TMOD-22-001 - Standardization of Definitions and Terms

Article	Section	Change
2	2.3.2- RE District	Inserted lists of permitted and special uses
2	2.4.2 – RLG District	Inserted lists of permitted and special uses
2	2.5.2 – R-100 District	Inserted lists of permitted and special uses
2	2.6.2 – R-85 District	Inserted lists of permitted and special uses
2	2.7.2 – R-75 District	Inserted lists of permitted and special uses
2	2.8.2 – R-60 District	Inserted lists of permitted and special uses
2	2.9.2 – MHP District	Inserted lists of permitted and special uses
2	2.10.2 – RNC District	Inserted lists of permitted and special uses
2	2.10.7 – RNC Minimum lot width; minimum lot size; building setback; street width; and private drive width requirements	Removed redundancy between subsections – deleted subsections C and D.
2	2.10.11 RND Off Street Parking Requirements	Updated land use terms for Child care institution, group
2	2.12.2 – RSM District	Inserted lists of permitted and special uses
2	2.12.5 – RSM, density bonus example	Deleted outdated graphic of density bonus example
2	2.13.2 – MR-1 District	Inserted lists of permitted and special uses
2	2.14.2 – MR-2 District	Inserted lists of permitted and special uses
2	2.15.2 – HR-1 District	Inserted lists of permitted and special uses
2	2.16.2 – HR-2 District	Inserted lists of permitted and special uses
2	2.17.2 – HR-3 District	Inserted lists of permitted and special uses
2	2.19.3 – MU-1 District	Inserted lists of permitted and special uses
2	2.19.6 – MU-1, density bonus example	Deleted outdated graphic of density bonus example
2	2.20.2 – MU-2 District	Inserted new section that lists permitted and special uses
2	2.21.2 – MU-3 District	Inserted new section that lists permitted and special uses

Article	Section	Change
2	2.22.2 – MU-4 District	Inserted lists of permitted and special uses
2	2.23.2 – MU-5 District	Inserted lists of permitted and special uses
2	2.25.3 – NS District	Inserted lists of permitted and special uses
2	2.26.2 – C-1 District	Inserted lists of permitted and special uses
2	2.27.2 – C-2 District	Inserted lists of permitted and special uses
2	2.28.2 – OD District	Inserted lists of permitted and special uses
2	2.29.2 – OI District	Inserted lists of permitted and special uses
2	2.30.2 – OIT District	Inserted lists of permitted and special uses
2	2.31.2 – M District	Inserted lists of permitted and special uses
2	2.32.2 – M-2 District	Inserted lists of permitted and special uses
2	2.32.5 – M-2 Solid waste facility/landfill provisions	Deleted outdated section. Landfills are a prohibited use, per TMOD-21-010.
3	3.1.6 – Overlay Use Table	Updated table with new land use terms
3	3.33.5 – Principal uses and structures	Removed Utility structure necessary for the transmission or distribution of services. This was replace Telecommunications text amendment in 2019, TMOD-19-004.
3	3.4.5 – Arabia Mtn Conservation Overlay	Updated land use terms in the list of prohibited uses, and added clarification of the term net lot area and lot coverage (Sections 3.4.7, 3.4.8, and 3.4.9).
3	3.5.15.2 Stonecrest Area Overlay	Updated land use terms.
3	3.33.5 and 3.33.6 - I-20 Overlay	Updated land use terms.
4	4.1.3.D. Prohibited Uses	Clarified language regarding the disposal or storage of hazardous/toxic solid waste approved as part of TMOD-21-010.
Agricultural		
Agriculture and Forestry		
4	Table 4.1 Use Table	Change “Agricultural” to “Agricultural activities”.
4	Table 4.1 Use Table	Remove “Commercial greenhouse or plant nursery” as it is identified in the Commercial Use list.

Article	Section	Change
4	Table 4.1 Use Table	Change “Temporary or Portable Sawmill” to “Sawmill, Temporary or Portable”.
Residential		
Dwellings		
4	Table 4.1 Use Table	Change “Dwelling, multi-family” to “Dwelling, multifamily”.
4	Table 4.1 Use Table	Change “High Rise Apartment” to “Dwelling, Apartment”.
Housing and Lodging		
4	Table 4.1 Use Table	Change “Bed and Breakfast, home stay” to “Bed and Breakfast Establishment”.
4	Table 4.1 Use Table	Change “Child caring home” to “Child care home”.
4	Table 4.1 Use Table	Change “Child caring facility” to “Child care facility”.
4	Table 4.1 Use Table	Change “Extended stay hotel/motel” to “Hotel/motel, extended stay”.
4	Table 4.1 Use Table	Change “Short term vacation rental” to “Short-term vacation rental”.
Institutional/Public		
Education		
4	Table 4.1 Use Table	Change “Private educational services, home occupation” to “Educational use, private”
4	Table 4.1 Use Table	Add “School, public kindergarten, elementary, middle or high schools”.
4	Table 4.1 Use Table	Change “Specialized School” to “School, Specialty” to match the definition.
4	Table 4.1 Use Table	Change “Vocational School” to “School, Vocational”.
Commercial		
Automobile, boat and trailer sales and service		
4	Table 4.1 Use Table	Change “Auto recovery, storage” to “Automobile recovery and storage”.

Article	Section	Change
4	Table 4.1 Use Table	Change “Boat sales” to “Recreational vehicle, boat and trailer sales and service”.
4	Table 4.1 Use Table	Change “Automobile repair or maintenance, minor” to “Automobile repair, minor”
4	Table 4.1 Use Table	Remove “Retail automobile parts or tire store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Trailer or RV salesroom and lots”.
Office		
4	Table 4.1 Use Table	Remove “Accounting office” from list as it will be included under “Office, professional”
4	Table 4.1 Use Table	Separate “Building, landscape, heavy construction contractor office” into “Contractor, Landscape business” and “Contractor office, heavy construction”.
4	Table 4.1 Use Table	Remove “Engineering or architecture office” as it will be included under “Office, professional”.
4	Table 4.1 Use Table	Remove “Finance office or banking” as it will be included under “Office, professional”.
4	Table 4.1 Use Table	Change “General business office” to “Office, professional”.
4	Table 4.1 Use Table	Remove “Insurance office” as it will be included under “Office, professional”.
4	Table 4.1 Use Table	Remove “Legal office” as it will be included under “Office, professional”.
4	Table 4.1 Use Table	Change “Medical office” to “Office, medical”.
4	Table 4.1 Use Table	Remove “Real estate office” as it will be included under “Office, professional”.
Recreation and Entertainment		
4	Table 4.1 Use Table	Change “Indoor recreation” to “Recreation, indoor”.
4	Table 4.1 Use Table	Change “Outdoor recreation” to “Recreation, outdoor”.
Retail		

Article	Section	Change
4	Table 4.1 Use Table	Remove “Apparel or accessories store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Book, greeting card or stationary story” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Camera or photography” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Computer or computer software store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Convenience store (see alcohol outlet or fuel pumps accessory) as it will be included under “Retail, 5,000 sf or less”.
4	Table 4.1 Use Table	Remove “Farm or garden supply store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Florist” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Specialty food stores” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Gift, novelty or souvenir store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Gold buying” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Grocery store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Hardware store or other building materials store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”

Article	Section	Change
4	Table 4.1 Use Table	Remove “Hobby, toy or game store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Jewelry store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Music or music equipment store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “News dealer or news store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Office supplies and equipment store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Pet supply store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Pharmacy or drug store (see alcohol outlet)” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Radio, television or computer electronics store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Specialty store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Sporting goods store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Thrift, secondhand, antique store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Variety store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”

Article	Section	Change
Temporary Commercial Uses		
4	Table 4.1 Use Table	Change “Temporary outdoor events” to “Temporary outdoor sales or event, seasonal”.
Services		
4	Table 4.1 Use Table	Change “Adult day care center” to “Adult daycare center”.
4	Table 4.1 Use Table	Change “Adult day care facility” to “Adult daycare facility”.
4	Table 4.1 Use Table	Change “Kennel, breeding or boarding” to “Kennel, breeding”
4	Table 4.1 Use Table	Remove “Photoengraving, typesetting and electrotyping” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Photographic studios” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
4	Table 4.1 Use Table	Remove “Plumbing, HV/AC equipment establishments with no outdoor storage” as it will be included under a new use and definition of “Trade shops”.
4	Table 4.1 Use Table	Change “Publishing or printing establishments” to “Printing or publishing establishments”.
4	Table 4.1 Use Table	Remove “Quick copy printing store” as it will be included under “Retail, 5,000 sf or less” or “Retail, over 5,000 sf.”
Services, Medical and Health		
4	Table 4.1 Use Table	Change “Health services clinic” to “Clinic, health services”.
4	Table 4.1 Use Table	Remove “Home healthcare service” as it will be included under a new use and definition of “Personal services establishment”.
4	Table 4.1 Use Table	Change “Medical or dental laboratory” to “Laboratory, medical or dental”.

Article	Section	Change
Services, Repair		
4	Table 4.1 Use Table	Remove “Furniture upholstery or repair, home appliance repair or service” as it will be included under a new use and definition of “Personal services establishment”.
4	Table 4.1 Use Table	Remove “Personal service, repair” as it will be included under “Personal services establishment”.
Industrial		
4	Table 4.1 Use Table	Remove “Alcohol or alcoholic beverage manufacturing” as it will be included under “Industrial, heavy”.
4	Table 4.1 Use Table	Remove “Automobile/truck manufacturing” as it will be included under “Industrial, heavy”.
4	Table 4.1 Use Table	Remove “Brick, clay, tile or concrete products terracotta manufacturing” as it will be included under “Industrial, heavy”.
4	Table 4.1 Use Table	Remove “Cement, lime, gypsum, or plaster of Paris manufacturing” as it will be included under “Industrial, heavy”.
4	Table 4.1 Use Table	Remove “Compressed gas fuel station” as it will be included under “Industrial, heavy” or “Industrial, light”.
4	Table 4.1 Use Table	Remove “Chemical manufacture, organic or inorganic” as it will be included under “Industrial, heavy”.
4	Table 4.1 Use Table	Remove “Distillation of bones or glue manufacture” as this use is prohibited.
4	Table 4.1 Use Table	Remove “Dye works” as this use is prohibited.
4	Table 4.1 Use Table	Remove “Explosives manufacture” as this use is prohibited.
4	Table 4.1 Use Table	Remove “Fabricated metal manufacture” as it will be included under “Industrial, heavy”.
4	Table 4.1 Use Table	Remove “Fuel dealers, manufactures, or wholesalers” as manufacture is prohibited.

Article	Section	Change
		"Fuel dealers or wholesalers" will be included under "Industrial, heavy" or "Industrial, light".
4	Table 4.1 Use Table	Remove "Ice manufacturing plant" as it will be included under "Industrial, heavy".
4	Table 4.1 Use Table	Remove "Incineration of garbage or refuse when conducted within an enclosed plant" as this use is prohibited.
4	Table 4.1 Use Table	Remove "Leather manufacturing or processing" as it will be included under "Industrial, heavy".
4	Table 4.1 Use Table	Remove "Light malt beverage manufacturer" as it will be included under "Industrial, heavy" or "Industrial, light".
4	Table 4.1 Use Table	Change "Light manufacturing" to "Manufacturing, light".
4	Table 4.1 Use Table	Remove "Paper or pulp manufacture" as this use is prohibited.
4	Table 4.1 Use Table	Remove "Petroleum or inflammable liquids production, refining" as this use is prohibited.
4	Table 4.1 Use Table	Remove "Radioactive materials, utilization, manufacture, processing or emission" as this use is prohibited.
4	Table 4.1 Use Table	Remove "Repair/manufacture of clocks, watches, toys, electrical appliances, electronics" as it will be included under "Industrial, light".
4	Table 4.1 Use Table	Change "Research, experimental or testing laboratories" to "Research and training facilities"
4	Table 4.1 Use Table	Remove "Rubber or plastics manufacture" as this use is prohibited.
4	Table 4.1 Use Table	Remove "Smelting: copper, iron, zing or ore" as this use is prohibited.
4	Table 4.1 Use Table	Change "Storage yard for damaged or confiscated vehicles" to "Storage yard for vehicles".
4	Table 4.1 Use Table	Remove "Sugar refineries" as this use is prohibited.

4	Table 4.1 Use Table	Remove “Tire retreading and recapping” as this use is prohibited.
4	Table 4.1 Use Table	Remove “Transportation equipment manufacture” as it will be included under “Industrial, heavy”.
4	Table 4.1 Use Table	Change “Truck stop or terminal” to two uses “Truck stop” and “Truck terminal” as they mean different things.
Communication - Utility		
4	Table 4.1 Use Table	Change “Electric transformer station, gas regulator station or telephone exchange” to “Essential services”.
Article	Section	Change
4	4.2.29 Heavy Industrial Uses	Remove outdated reference to landfills.
4	4.2.49 Solid waste facility regulations	Deleted section, which included outdated reference to landfills which are now prohibited.
4	4.3.5 Temporary outdoor sales or events	Updated terms
6	Table 6.2 Off-street Parking Ratios	Updated terms
7	7.4.7.D. Biomedical waste facility	Removed outdated subsection dealing with prohibited use.
Agricultural		
Animal Oriented Agriculture		
9	9.1.3 Defined Terms	Add the following definition: “Livestock sales pavilion - any place or establishment conducted or operated for compensation or profit consisting of pens, or other enclosures, in which house horses, cattle, mules, burros, swine, sheep, goats and poultry are temporarily received, held, assembled and/or slaughtered for either public or private sale.”
9	9.1.3 Defined Terms	Rename “Riding Stable” to “Riding academies or stables” and change existing definition to

		"Riding Academies or Stables - a building where horses and ponies are sheltered, fed, or kept <u>and where riding lessons may be provided.</u> "
Residential		
Dwellings		
9	9.1.3 Defined Terms	Rename "Cottage Homes" to "Dwelling, cottage home".
9	9.1.3 Defined Terms	Rename "Live-work unit" to "Live/work unit".
Housing and Lodging		
9	9.1.3 Defined Terms	Delete "Home stay bed and breakfast" as it will be considered "Bed and Breakfast Establishment".
Institutional/Public		
Community Facilities		
9	9.1.3 Defined Terms	Add the following definition: "Government facilities - Buildings or office space utilized for the provision of services by the City of Stonecrest, DeKalb County, the State of Georgia, or the Federal Government including outdoor activities and parking. Such uses include, but are not limited to, the municipal building, fire stations, police stations, government offices, public parks and recreation related facilities and other similar uses."
9	9.1.3 Defined Terms	Add the following definition: "Swimming pools, commercial – any indoor or outdoor structure, chamber, or tank containing a body of water for swimming, diving, or bathing that is intended to be used for such purposes and is operated for profit through a membership or daily fee."
Commercial		
Automobile, boat and trailer sales and service		
9	9.1.3 Defined Terms	Change "Automobile repair and maintenance, major" to "Automobile repair, major".
9	9.1.3 Defined Terms	Change "Automobile repair and maintenance, minor" to "Automobile repair, minor".
Recreation and entertainment		

9	9.1.3 Defined Terms	Add the following definition: “Commercial entertainment means places of amusement or assembly including but not limited to motion picture theaters or cinemas, live theater, comedy clubs, bowling alleys, dance halls, skating rinks, etc. This definition does not include night clubs, party houses or brewpubs.”
Office		
9	9.1.3 Defined Terms	Add the following definition: “Office, building or construction – a temporary structure used as an office or storage for construction operations and is located at the construction site.”
9	9.1.3 Defined Terms	Change the following definition: “General business office means any building or part of a building in which one or more persons are employed in the management or direction of an agency, business or organization, but excludes such uses as retail sales, manufacturing, assembly or storage of goods, or assembly and amusement. See Office, professional. ”
Retail		
9	9.1.3 Defined Terms	Add the following definition: “Trade shops - a building designed and equipped for carrying on the trades of metal working, woodworking, welding, plumbing, HVAC, machine work, electrical work, roofing or siding and glasswork and includes contracting in these trades.”
Temporary Commercial Uses		
9	9.1.3 Defined Terms	Add the following definition “Temporary trailer – a enclosed or unenclosed structure, on wheels, that is used for temporary storage purposes.”
Transportation and Storage		
9	9.1.3 Defined Terms	Add the following definition: “Bus or rail station or terminal – a designated place where a bus or train temporarily stops to embark or disembark passengers. A terminal is the location where the bus or train starts or ends its scheduled route.”

9	9.1.3 Defined Terms	Change “Commercial Parking Lot” to “Parking lot, commercial” and add the following definition: “Parking lot, commercial - means any area designed for temporary storage of motor vehicles by the motoring public in normal operating condition, for profit.
9	9.1.3 Defined Terms	Change “Commercial parking garage” to “Parking garage, commercial”.
Services		
9	9.1.3 Defined Terms	Add the following definition: “Bank, credit unions or other similar financial institutions – any building, property or activity of which the principal use or purpose is for federally insured depository purposes and including the provision of financial services such as loans and automated teller machines, but does not include cash advance, check cashing establishments, short-term loan, and pay day lending.”
9	9.1.3 Defined Terms	Change “Check cashing facility to “Check cashing establishment’.
9	9.1.3 Defined Terms	Add the following definition: “Coin Laundry - an establishment with coin-operated clothing washing machines and dryers for public use.”
9	9.1.3 Defined Terms	Add the following definition: “Outdoor storage, commercial - the keeping, in an unenclosed area, of any goods, materials, or merchandise associated for a daily, monthly or annual fee. This term does not include the parking of any vehicles or outdoor display of merchandise.”
Industrial		
9	9.1.3 Defined Terms	Add the following definition: “Heavy equipment repair, service or trade – a building or lot used for the repair, servicing, lease or sale of heavy equipment.”
9	9.1.3 Defined Terms	Add the following definition: “Railroad car classification yard or team truck yard – An area used to separate rail cars onto one of several tracks or reconfigure team trucks into different

		configurations.”
9	9.1.3 Defined Terms	Modify the definition of “Tow service” to “Towing or wreckage service – a business engaged in the transport or conveyance of vehicles from one point to another, for a fee, by use of a flatbed truck, tow truck or wrecker truck but does not include disposal, permanent disassembly, salvage, or accessory storage of inoperable vehicles.”
9	9.1.3 Defined Terms	Add the following definition: “Warehousing or storage – a business establishment primarily engaged in the indoor or enclosed storage of merchandise, goods, and materials, not including “mini-warehouses” or “self-storage facilities.”
Communication - Utility		
9	9.1.3 Defined Terms	Add the following definition: “Essential services - the erection, construction, alteration, or maintenance by public utilities or City departments of overhead, surface or underground gas, electrical steam, or water, distribution or transmission systems, collection, communication, supply or disposal systems, including mains, drains, sewers, pipes, conduits, tunnels, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, poles, electrical substation, gas regulator stations and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such utility or City department or for the public health, safety, or general welfare, shall be exempt from the regulations of this code. The installation shall conform to Federal Communications Commission and Federal Aviation Agency rules and regulations, and those of other authorities having jurisdiction.”
9	9.1.3 Defined Terms	Add the following definition: “Radio or television broadcasting studio - An establishment primarily engaged in the provision of broadcasting and other information

		relay services accomplished through the use of electronic, fiber optic, satellite, and telephonic mechanisms, including film and sound recording, a radio station, television studio or a telegraphic service office.”
9	9.1.3 Defined Terms	Add the following definition: “Radio or television broadcasting transmission facility - is an installation or facility used for transmitting terrestrial radio frequency and video signals for radio, television, wireless communication, broadcasting, microwave link, mobile telephone or other similar purposes.”
Wireless Telecommunication		
9	9.1.3 Defined Terms	<p>Add the following definition: “Wireless Telecommunication Facilities – See Sub-section 4.2.57.B. – Supplemental Uses, Wireless telecommunications for the meaning of terms used in that section, including the following:</p> <ol style="list-style-type: none"> 1. Accessory-equipment (or Equipment) 2. Administrative approval 3. Administrative review 4. Alternative Telecommunication Support Structure 5. Antenna 6. Applicant 7. Application 8. Attached wireless telecommunications facility 9. Carrier on wheels or cell on wheels (COW) 10. Collocate or collocation 11. Commission 12. Distributed antenna systems (DAS) 13. Equipment compound 14. FAA 15. FCC 16. Geographic search area (GSA) 17. Grantee 18. Guyed Structure 19. Height 20. Modification

		21. Ordinary maintenance 22. Provider 23. Public Right(s)-of-Way 24. Public Street 25. Small Cell or Small-Cell Installation 26. Substantial increase in size 27. Telecommunications Facility 28. Telecommunications Service(s) 29. Telecommunications Support Structure 30. Utility 31. Visual Quality
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