TCF | THE COLLABORATIVE FIRM

THE CITY OF UNION CITY ZONING ORDINANCE UPDATE



ZONING ORDINANCE UPDATE

COMMUNITY MEETING

August 20, 2026



PROJECT GOAL

To create a modern Ordinance based on best practices and case law that supports the goals of the Comprehensive Plan.



AGENDA

- *INTRODUCTIONS*
- *PUBLIC ENGAGEMENT PLAN ACTIVITIES*
- *OPPORTUNITIES FOR IMPROVEMENTS*
- *DRAFT RECOMMENDATIONS FOR ZONING DISTRICTS*
  - ✓ *Minimum Lot Standards*
  - ✓ *Land Uses – Permitted, Special/Conditional, Limited, and Temporary*
  - ✓ *Architectural Design Standards*
  - ✓ *Off-Street Parking*
  - ✓ *Landscaping*
- *DRAFT ZONING MAP UPDATES*

PUBLIC ENGAGEMENT PLAN

Our public involvement approach prioritizes ***inclusivity***, ***collaboration***, **and** ***clear communication*** to ensure all stakeholder voices are heard and valued. The plan is built around four guiding pillars: Educate, Engage, Inform, and Empower.

Educate
Providing residents and stakeholders with a clear understanding of the zoning process is essential to building confidence in the project.



Engage
Active participation will be encouraged through conversations, meetings, and events that allow residents, business owners, and developers to share perspectives and discuss opportunities.

Inform
Regular updates and open communication will reinforce transparency and accountability.

Empower
Empowerment is achieved when community members can see their role in shaping the city's future.

PUBLIC ENGAGEMENT: RECAP

- ***Stakeholder Meetings = 4***
- ***Developers Roundtable = 1***
- ***Public Meetings = 2*** *(today Aug. 20, 2026)*
- ***Planning & Zoning Commission Meetings= 3***
- ***Mayor & City Council Briefings = 2***
- ***Pop-up Community Events= 4***

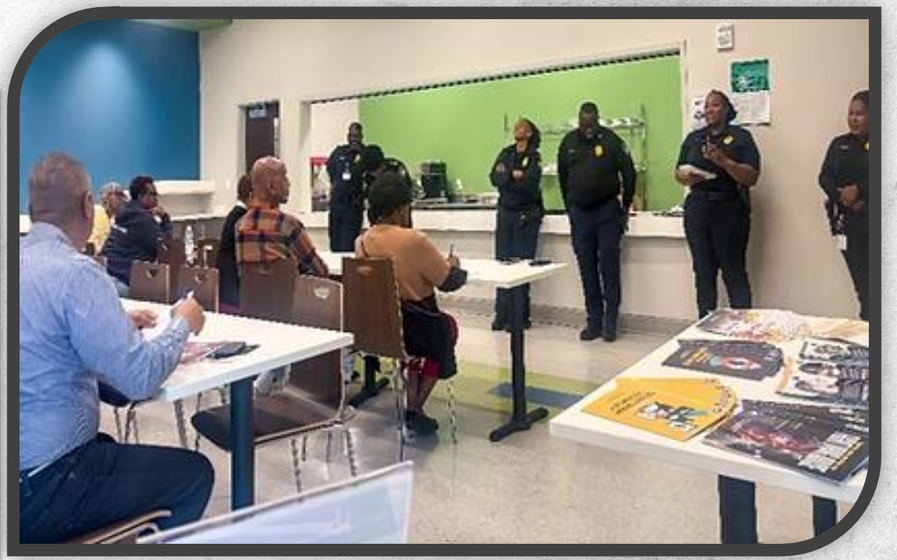
PUBLIC ENGAGEMENT: RECAP









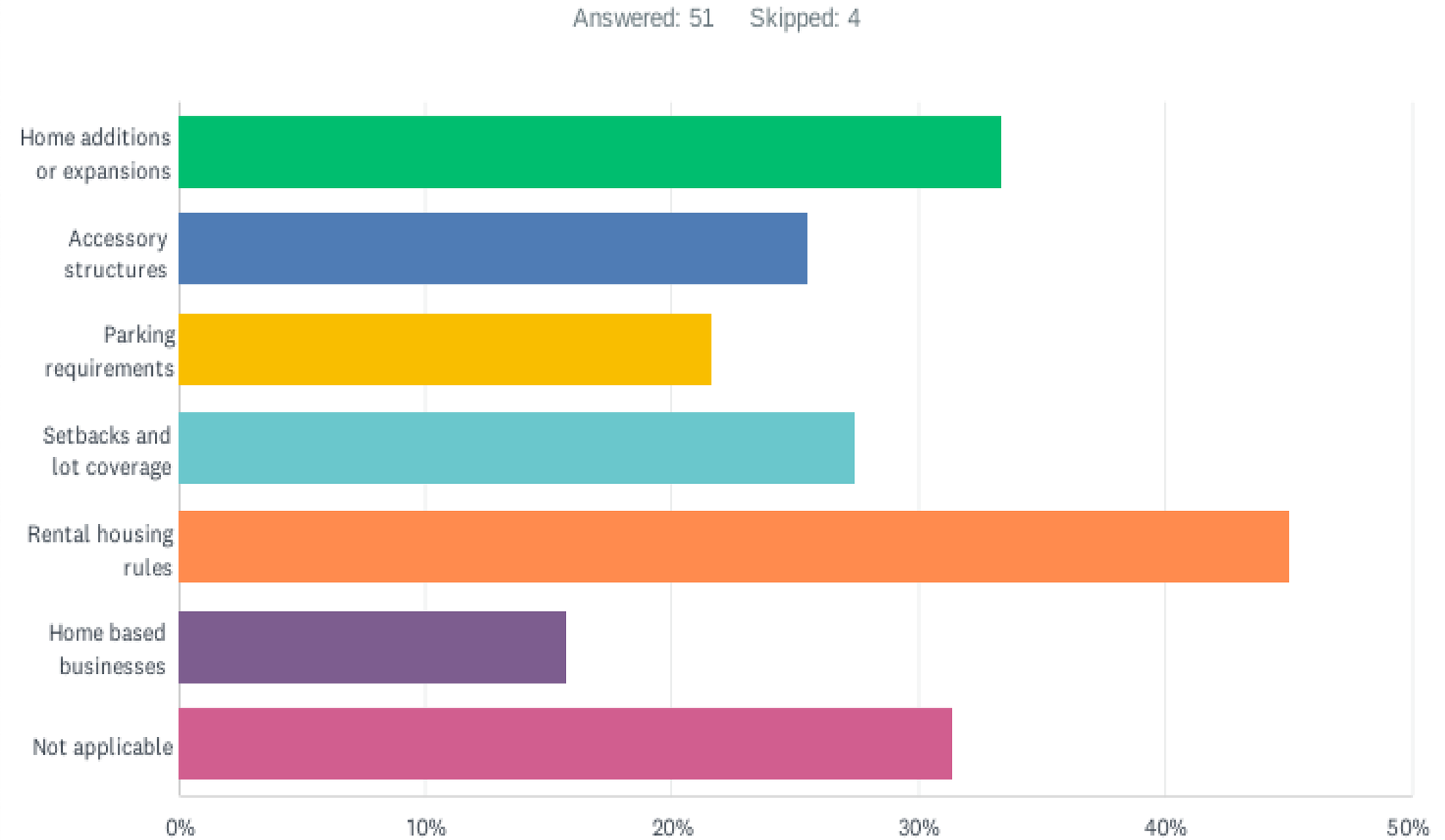


PUBLIC ENGAGEMENT: SURVEY SUMMARY



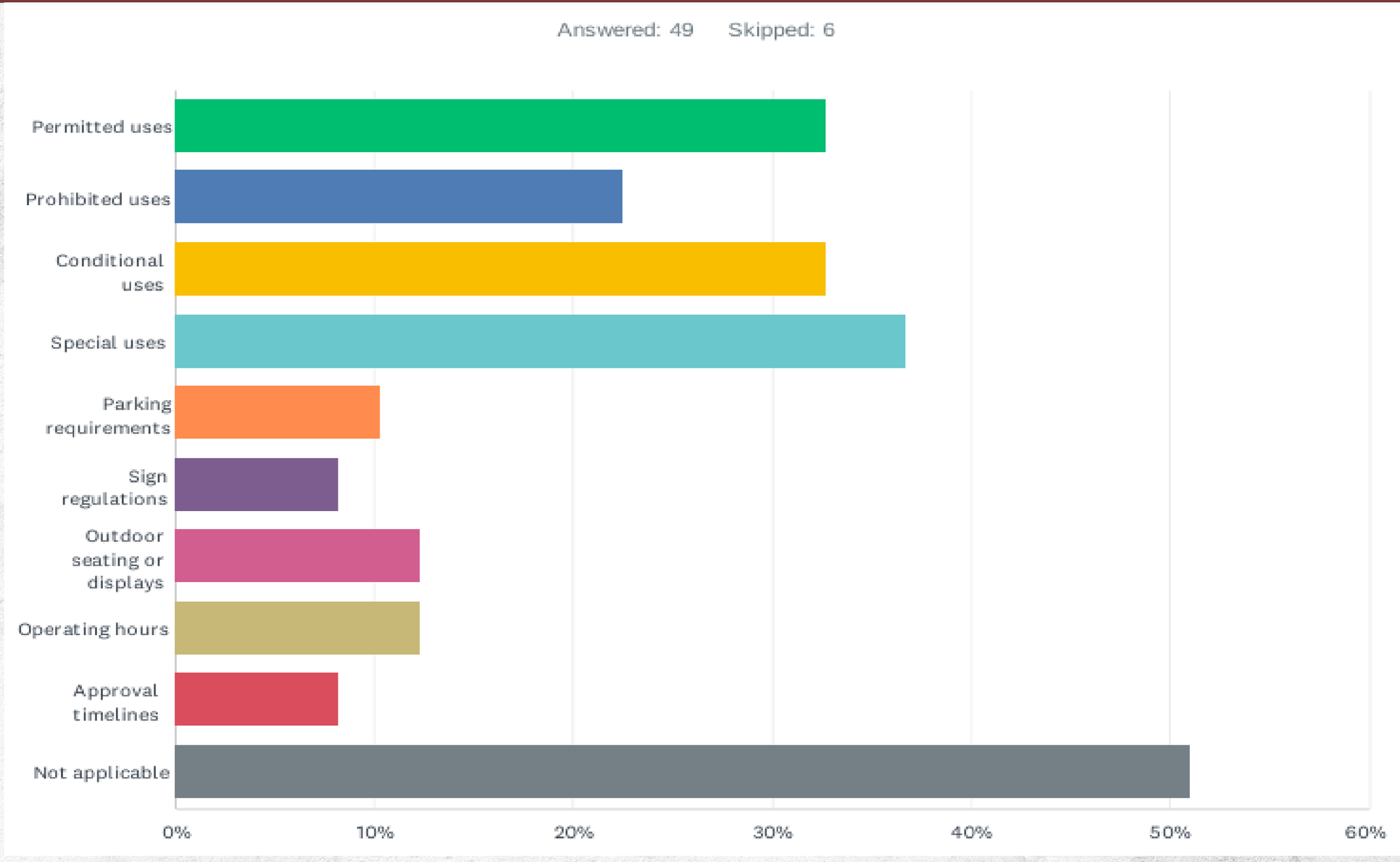
PUBLIC ENGAGEMENT: SURVEY SUMMARY

Q33) Which residential zoning topics are most challenging? Select all the apply.



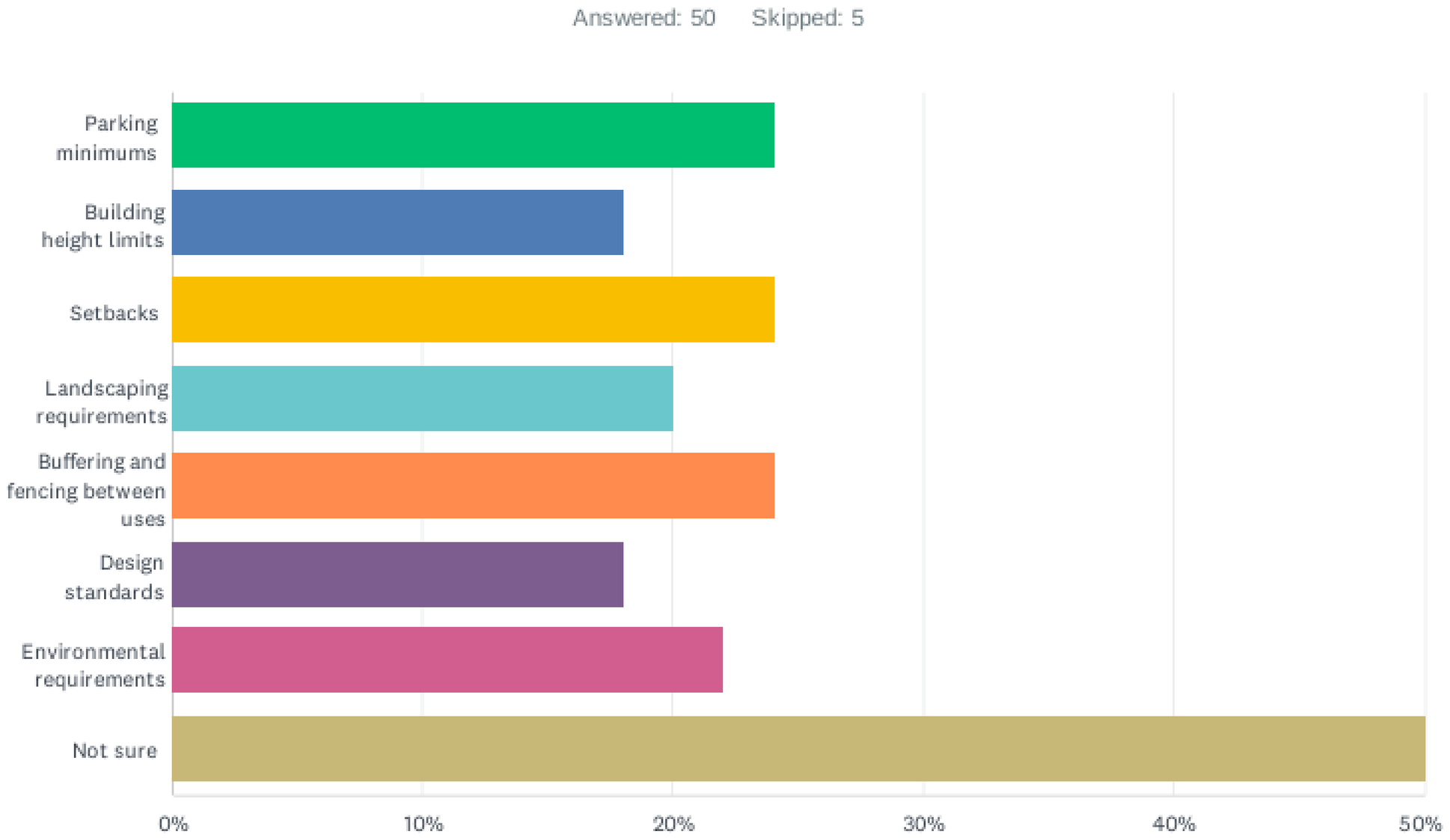
PUBLIC ENGAGEMENT: SURVEY SUMMARY

Q36) Which commercial zoning issues are most challenging? Select all the apply.



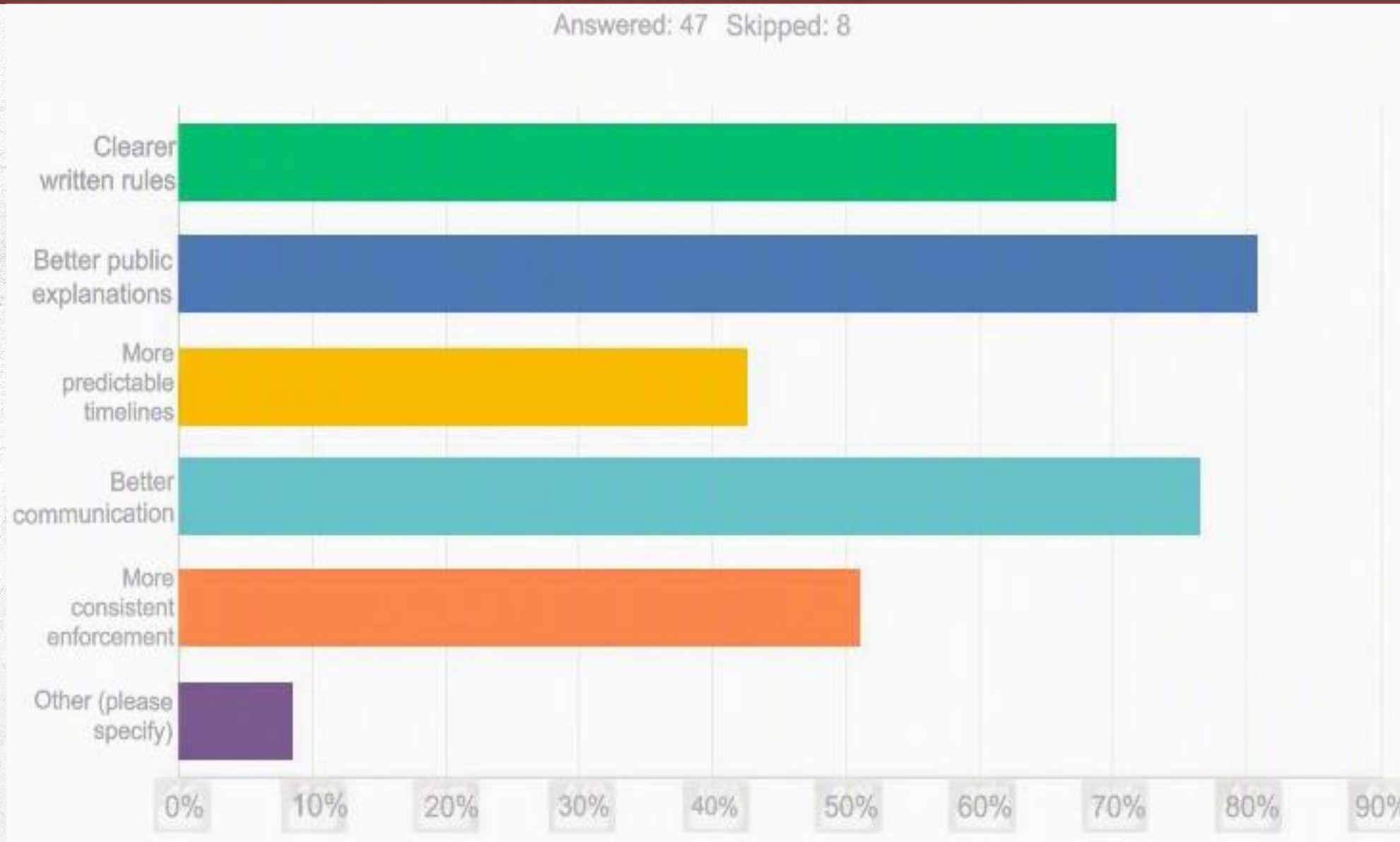
PUBLIC ENGAGEMENT: SURVEY SUMMARY

Q39) Which development standards cause the most difficulty? Select all the apply.



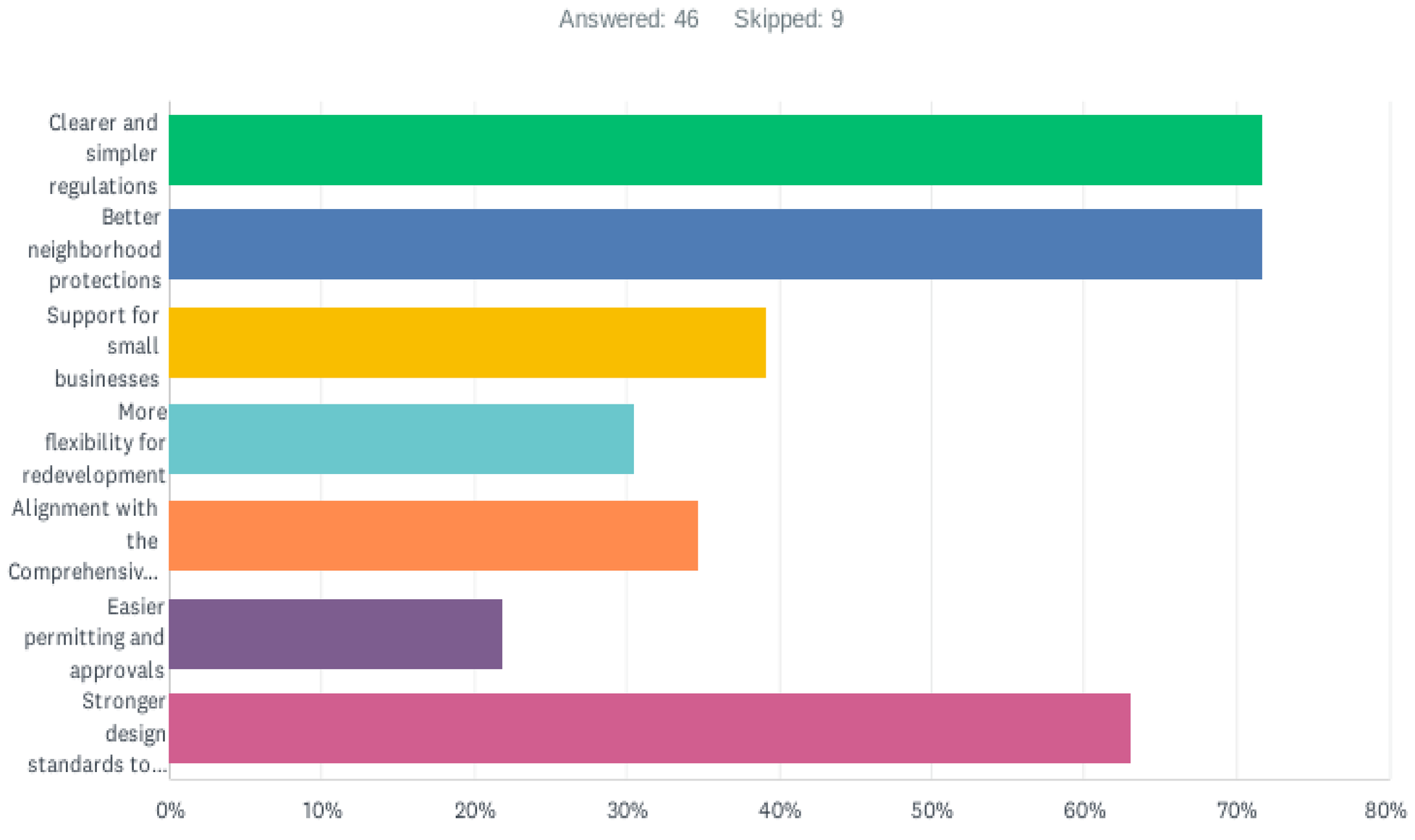
PUBLIC ENGAGEMENT: SURVEY SUMMARY

Q43) What would improve trust in the zoning process?



PUBLIC ENGAGEMENT: SURVEY SUMMARY

Q44) What should be the top priorities of the zoning update? Select up to three.



OPPORTUNITIES FOR IMPROVEMENT

Feedback from Community Event #1

Residents expressed strong interest in ensuring that the zoning update leads to meaningful and visible improvements across Union City. Key themes that emerged from the discussion included:

- A desire to develop a vibrant downtown area that supports a “live, work, and play” environment ,
- Interest in revitalizing and enhancing the Shannon Parkway corridor,
- The importance of conserving and protecting green space throughout the city,
- Access to project information and zoning cases prior to decisions, more transparency,
- Support for establishing a warehouse technology district, particularly for data centers,
- Interest in reimagining and repurposing vacant warehouse properties,
- The need for additional office and commercial development to support nearby assets such as Grady Hospital.

OPPORTUNITIES FOR IMPROVEMENT

Feedback from Developer's Roundtable

- Demand for a *Unified Development Ordinance (UDO)* to consolidate zoning, subdivision, and design standards into a single, coherent document,
- *Pre-application and community engagement* processes need formalization to improve project readiness and reduce delays,
- Clarification of *administrative approvals and variance* processes is needed to expedite minor changes without full public hearings,
- Balancing developer flexibility and community goals requires careful handling of vested rights, nonconforming uses, and zoning map consistency.

OPPORTUNITIES FOR IMPROVEMENT

Feedback from Developer's Roundtable

- Developers have invested based on prior zoning expectations, making major changes sensitive and requiring transparent, fair transition rules,
- Managing expectations around zoning and land use maps is challenging given outdated or conflicting future land use designations,
- Suggestions for procedures to allow more flexible small area or specific plans are under consideration to address mismatches,
- Clear distinctions between special and conditional uses, along with consistency in approval processes, will reduce confusion and legal risks.

EXISTING ORDINANCE: ISSUES & GAPS
ZONING PROCESS & PROCEDURES

GEORGIA ZONING PROCEDURES LEGISLATION
ZPL - O.C.G.A. §36-66

Due Process: Means that the public must receive fair notice, a meaningful opportunity to be heard, and an impartial decision-maker whenever a local government makes zoning decisions. To comply, a city must follow the minimum procedures in O.C.G.A. §36-66, (which are designed specifically to ensure due process and transparency for the general public.

Required minimum procedures:

1. Proper public notice
2. Public hearings before zoning decision
3. Adoption of written hearing procedures
4. Impartial Decision makers for quasi-judicial actions
5. Boards that are delegated zoning authority must follow review procedures that comply with the ZPL's due-process standards.
6. Availability of Judicial Review

CHARACTER AREA ZONING CONSISTENCY TABLE

	R-1	R-2	R-3	R-4	R-6	PUD	RMD	RM	MHP	O-I	NC	GC	TCMU	TCMF	RSC	M-1	M-2
Natural - Open Space																	
Suburban - Open Space																	
Suburban – Neighborhood	X	X	X	X	X	X	X	X									
Suburban - Center Community											X	X					
Suburban – Corridor Mixed Use								X		X		X					
Suburban - Corridor Residential				X	X			X									
Urban - Neighborhood Emerging					X			X					X	X			
Urban - Neighborhood				X	X			X					X	X			
Urban – Center Community													X	X			
Urban - Center Neighborhood											X						
Urban - Corridor Mixed Use					X			X		X		X	X	X			
Urban - Corridor Residential					X			X						X			
District - Corridor South Fulton Parkway					X			X					X	X			
District - Mixed-Use Office/ Corporate Campus										X				X		X	
District – Industrial																X	X

EXISTING ORDINANCE: ISSUES & GAPS

ASESSMENT OF THE EXISTING ZONING ORDINANCE

Non-conforming Use, Lot, & Structures –refers to properties or uses that were legal when they were first established, but that no longer comply with current ordinances. Instead of requiring owners to immediately conform, the law often allows those properties to continue under what is known as a grandfathered status.

Spot Zoning – the process of singling out a parcel(s) for a use classification different and inconsistent with the surrounding area, for the benefit of a particular owner.

EXISTING ORDINANCE: ISSUES & GAPS

ASESSMENT OF THE EXISTING ZONING ORDINANCE CON'T

Modification Procedures – procedures to modify an approved rezoning or site plan ensure that any changes are reviewed transparently and evaluated for consistency with the original approval and public expectations.

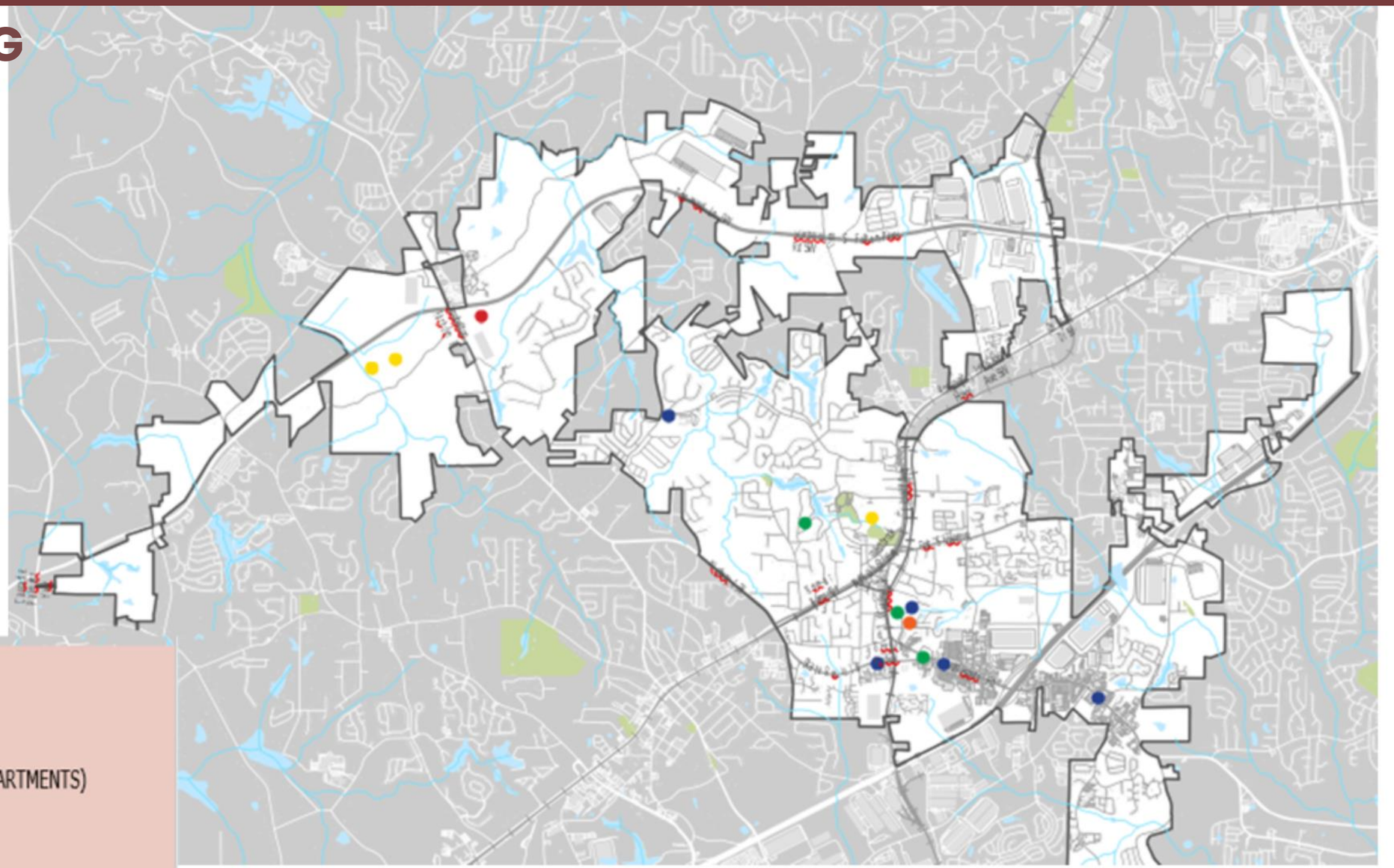
- ✓ Minor modifications - approved administratively based on specific parameters,
- ✓ Major modifications—impacts use, density, traffic, standards or conditions require public notification and public hearing process to protect due process and maintain legal defensibility.

Term of Decisions – a zoning ordinance should clearly state how long a board or council has to decide on a petition or begin the permitting process, so applicants and the public know what to expect and the city avoids open-ended or inconsistent timelines.

OPPORTUNITIES FOR IMPROVEMENT

DIVERSITY IN HOUSING

- Explore opportunities for a diverse housing stock with a range, in particular medium high to high income households.
- Create housing opportunities to support the Grady development.



OPPORTUNITIES FOR IMPROVEMENT

INDUSTRIAL USES:

- Change M1 to Light Industrial
- Change M2 to Heavy Industrial
- Remove industrial use from TCMU add to M1 and M2 where spot zoning would not be created.
- Create a Technology Warehouse/Office District.
- Require a Use Permit for data centers:
  - ✓ Multiple Buildings on same parcel,
  - ✓ Size of Buildings – measured in sq. ft.,
  - ✓ ARC - Development of Regional Impact Analysis,
  - ✓ Sustainable Development Code – water usage and conservation, noise, and energy consumption.

OPPORTUNITIES FOR IMPROVEMENT

USE PERMITS/LIMITED USES/VARIANCES

- Clearly define which uses are permitted, limited, or require a special/conditional use permit (SUP/CUP),
- Define clearly the approval procedures for both administrative vs legislative process,
- State conditions of administrative approval for limited uses,
- Clearly state the process for obtaining a Use Permit (SUP/CUP),
  - ✓ Application requirements, including a site or concept plan
  - ✓ Public hearing requirements
  - ✓ Public notification requirements
  - ✓ Timeline
- Clearly indicate the process for obtaining a Concurrent Variance.

OPPORTUNITIES FOR IMPROVEMENT

Uses to address (will require a Use Permit):

- Used vehicle sales, specifically buy-here-pay-here lots:
  - ✓ Best practices do not prohibit the sale of used cars but regulate **financing activity,**
  - ✓ Auto dealers may sell vehicles but cannot extend credit, hold retail installment contracts, or service loans on-site.,
- Alcohol sales
  - ✓ Require a distance of at least 1,000 ft from other businesses that sell, alcohol, places of worship, schools, residential uses, parks, etc.,
  - ✓ Require a minimum building sq ft of 2,000 sq ft.,
  - ✓ Require appropriate lighting/screening and security measures,
  - ✓ Require antiloitering signage.

OPPORTUNITIES FOR IMPROVEMENT

OVERVIEW OF ZONING DISTRICTS UPDATES

- *Single-Family Residential Zoning Districts,*
- *Multi-Family Residential Zoning Districts,*
- *Office Institutional & Commercial Zoning Districts,*
- *Mixed Use Zoning Districts,*
- *Industrial Zoning Districts,*
- *Overlay Districts,*
- *Proposed New Zoning Districts,*
- *Proposed Zoning Map Updates.*

OPPORTUNITIES FOR IMPROVEMENT

SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

Minimum & Maximum Standards

Permitted primary use is single family detached dwelling.

R3

Lot Standards	Existing	Proposed
Density	Low-Moderate	Low-Medium
Lot Size	17,000 sq. ft. .39 acre	
Road frontage	80 ft.	
Setbacks: Front	40 ft.	30 ft.
Side	15 ft.	15 ft.
Rear	30 ft.	25 ft.
Max. lot coverage/ impervious surface	None	35 %
Heated floor area	1,600 sq. ft.	
Bldg. Height	35 ft. max	40 ft.
Parking	2 car garage	

R4

Lot Standards	Existing	Proposed
Density	Medium	
Lot Size	12,000 sq. ft. .28 acre	
Road frontage	70 ft.	
Setbacks: Front	35 ft.	25 ft.
Side	10 ft.	
Rear	25 ft.	
Max. lot coverage/ impervious surface	None	35%
Heated floor area	1,400 sq. ft.	
Bldg. Height	35 ft. max	40 ft.
Parking	2 car garage	

OPPORTUNITIES FOR IMPROVEMENT

SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

Minimum & Maximum Standards

Permitted primary use is single family detached dwelling.

R1

Lot Standards	Existing	Proposed
Density	Low	
Lot Size	43,560 sq. ft. 1 acre	
Road frontage	150 ft.	
Setbacks: Front	75 ft.	60 ft.
Side	25 ft.	25 ft.
Rear	50 ft.	40 ft.
Max. lot coverage/ impervious surface	None	35 %
Heated floor area	2,000 sq. ft.	
Bldg. Height	35 ft. max	
Parking	2 car garage	

R2

Lot Standards	Existing	Proposed
Density	Low - Med	
Lot Size	22,000 sq. ft. .51 acre	
Road frontage	90 ft.	
Setbacks: Front	50 ft.	35 ft
Side	15 ft.	15 ft.
Rear	40 ft.	35 ft.
Max. lot coverage/ impervious surface	None	35%
Heated floor area	1,800 sq. ft.	
Bldg. Height	35 ft. max	
Parking	2 car garage	

OPPORTUNITIES FOR IMPROVEMENT

SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT

Minimum & Maximum Standards

Permitted primary use single family detached dwelling.

R6

Lot Standards	Existing	Proposed
Density	Medium	
Lot Size	6,000 sq. ft.	
Road frontage	50 ft.	
Setbacks: Front	20 ft.	
Side	7.5 ft.	
Rear	10 ft.	
Max. lot coverage/ impervious surface	None	35%
Heated floor area	1,200 sq. ft.	
Bldg. Height	35 ft.	
Parking	2 car garage	

OPPORTUNITIES FOR IMPROVEMENT

SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT

Minimum & Maximum Standards

Permitted primary use single family detached dwelling. Propose single family attached duplex and townhomes.

RMD-1

Lot Standards	Existing	Proposed
Density	Medium	Med-High
Lot Size	6,000 sq. ft. per du	
Road frontage	60 ft.	
Setbacks: Front	20 ft.	
Side	7.5 ft.	
Rear	20 ft.	
Max. lot coverage/ impervious surface	None	35%
Heated floor area	1,200 sq. ft.	
Bldg. Height	35 ft.	40 ft.
Parking	2 car garage	

OPPORTUNITIES FOR IMPROVEMENT
SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

Permitted Uses:

Existing	Proposed
Single family detached dwellings	Single family attached dwellings
Accessory uses and structures	Two family or Duplex dwellings(R6)
~~Clubs~~ and recreation uses when part of the overall residential development and for the exclusive use of residents	Community Clubhouse
Non-commercial agriculture	
Parks and playgrounds	
Public buildings and utilities	

OPPORTUNITIES FOR IMPROVEMENT
SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

Special Uses:

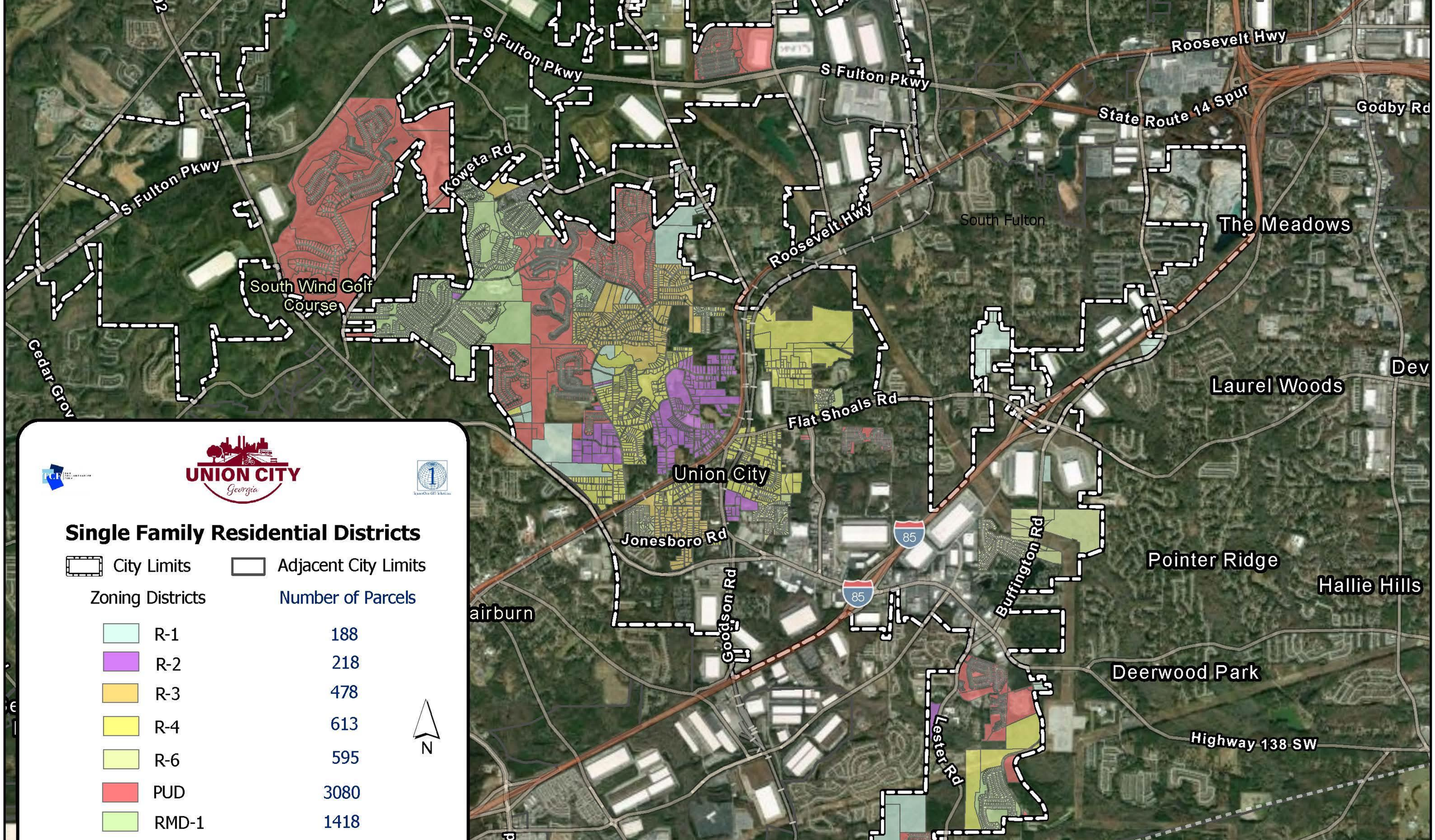
Existing	Proposed
~~Childcare learning centers~~	Child day care/childcare learning centers
Golf courses and driving ranges	Adult day care
Guest house/Accessory dwelling units	Public or Private K-12 schools and their customary related uses
Home occupations	Sanitoriums, rest and retirement homes, nursing homes, assisted living, retirement homes, personal care facilities and intermediate care homes
~~Personal care home, community living arrangements and child caring institutions~~	Group homes, community living arrangements
~~Religious institutions, churches, monasteries, mosques, synagogues and temple~~	Places of Worship
Cemeteries	

OPPORTUNITIES FOR IMPROVEMENT
SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

Architectural Design Standards

Issue- 100% Brick

1. Exterior front facade shall be 50% brick or stone. The remaining façade shall include a combination of other masonry, brick veneer, cement siding, cemplank shakes, or wood shakes. No more than three materials shall be used at a time on the front façade.
2. Front facades shall incorporate at least two of the following features:
   - Shutters
   - Covered porch
   - Bay windows
   - Roof eave brackets
3. Exterior rear: shall be 100% brick, stone, stucco, brick veneer or cement siding.
4. Gutters must be installed along the roof line and downspouts angle from the foundation.
5. HOA formation, two car garages, streetlights, and mailbox kiosk.


UNION CITY
Georgia
Single Family Residential Districts
City Limits
Adjacent City Limits
Zoning Districts
Number of Parcels
R-1 188
R-2 218
R-3 478
R-4 613
R-6 595
PUD 3080
RMD-1 1418
N
S Fulton Pkwy
Koweta Rd
Roosevelt Hwy
State Route 14 Spur
Godby Rd
South Fulton
The Meadows
South Wind Golf Course
Cedar Grov
Flat Shoals Rd
Union City
Laurel Woods
Jonesboro Rd
Goodson Rd
Buffington Rd
Pointer Ridge
Hallie Hills
Deerwood Park
Lester Rd
Highway 138 SW
85

OPPORTUNITIES FOR IMPROVEMENT
RESIDENTIAL MULTI-FAMILY ZONING DISTRICT

RM

Lot Standards	Existing	Proposed
Density	High density 12 du/acre	unchanged
Parcel & Lot Area	5 acres Single family detached = 15,000 sq. ft. Duplex = 25,000 sq ft. Townhome = 3,000 sq. ft. Cottage home = 1 acre, 9 du per acre	
Road frontage	200 ft. major arterial	
Setbacks: Front	50 ft	
Side	20 ft.	
Rear	20 ft.	
Max. lot coverage/ impervious surface	None	80%
Heated floor area	varies	
Bldg. height	35 ft.	40 ft.
Open space	20%	25%
Parking requirement	2 spaces per du	1.5 spaces per du w/ sidewalks,

OPPORTUNITIES FOR IMPROVEMENT

RESIDENTIAL MULTI-FAMILY ZONING DISTRICT

Minimum & Maximum Standards

RM

Lot Standards	Existing	Proposed
Density	High density 12 du/acre	unchanged
Parcel & Lot Area	5 acres; 15,000 sq. ft. **Single-family detached**	
Lot width	75 ft.	
Setbacks: Front	40 ft	
Side	15 ft.	
Rear	30 ft.	
Max. lot coverage/ impervious surface	None	35%
Heated floor area	1,200 sq. ft.	
Bldg. height	35 ft.	40 ft.
Open space	20%	25%
Parking requirement	2 spaces per du	1.5 spaces per du w/ sidewalks, bike racks, & transit amenities.

OPPORTUNITIES FOR IMPROVEMENT

RESIDENTIAL MULTI-FAMILY ZONING DISTRICT

Minimum & Maximum Standards

RM

Lot Standards	Existing	Proposed
Density	High density 12 du/acre	unchanged
Parcel Area	5 acres **Multi-family apartments**	Add Condos as permitted use
Lot width	100 ft.	
Setbacks: **Front**	40 ft	
Side	20 ft.	
Rear	20 ft.	
Max. lot coverage/ impervious surface	None	80%
Heated floor area	Varies (500-1,000 sq. ft.)	
Bldg. height	35 ft.	40 ft.
Open space	20%	25%
Parking requirement	2 spaces per du	1.5 spaces per du w/

OPPORTUNITIES FOR IMPROVEMENT

RESIDENTIAL MULTI-FAMILY ZONING DISTRICT

Minimum & Maximum Standards

RM

Lot Standards	Existing	Proposed
Density	High density 12 du/acre	unchanged
Parcel & Lot Area	5 acres; 3,000 sq. ft. **Townhomes**	
Lot width & street frontage	35 ft.	
Setbacks: Front	25 ft	
Side	20 ft.	
Rear	15 ft.	
Max. lot coverage/ impervious surface	None	35%
Heated floor area	1,000 sq. ft.	
Bldg. height	35 ft.	40 ft.
Open space	20%	25%
Parking requirement	2 spaces per du	Rear entry garages abutting an alley.

OPPORTUNITIES FOR IMPROVEMENT

RESIDENTIAL MULTI-FAMILY ZONING DISTRICT

Minimum & Maximum Standards

RM

Lot Standards	Existing	Proposed
Density	High density 12 du/acre	unchanged
Parcel & Lot Area	5 acres; 25,000 sq. ft. **Two-family duplex**	
Lot width & street frontage	100 ft.	
Setbacks: Front	50 ft	40 ft.
Side	15 ft.	
Rear	20 ft.	25 ft.
Max. lot coverage/ impervious surface	None	80%
Heated floor area	1,000 sq. ft.	
Bldg. height	35 ft.	40 ft.
Open space	20%	25%
Parking requirement	2 spaces per du	

OPPORTUNITIES FOR IMPROVEMENT

RESIDENTIAL MULTI-FAMILY ZONING DISTRICT

Minimum & Maximum Standards

RM

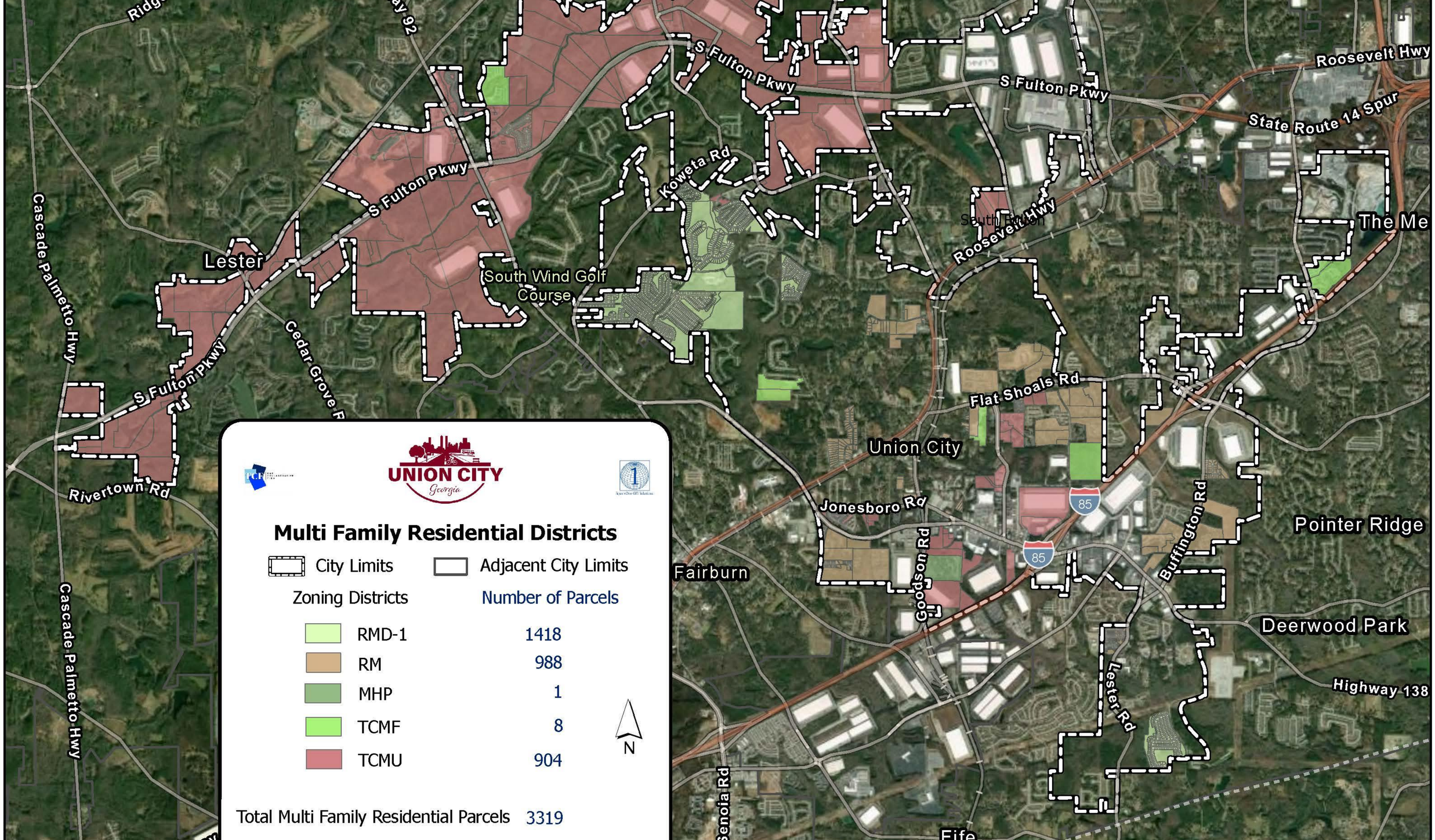
Lot Standards	Existing	Proposed
Density	High density 12 du/acre	unchanged
Parcel & Lot Area	5 acres; 3,000 sq. ft. **Cottage Homes**	
Lot width & street frontage	35 ft.	
Setbacks: Front	15 ft	
Side	6 ft.	
Rear	15 ft.	
Max. lot coverage/ impervious surface	None	80%
Heated floor area	900 sq. ft.	
Bldg. height	27 ft.	
Open space	20%	25%
Parking requirement	1 spaces per du	Guest parking areas

OPPORTUNITIES FOR IMPROVEMENT
MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS

Architectural Design Standards

Issue- 100% Brick

1. Exterior front facade shall be 50% brick or stone. The remaining façade shall include a combination of other masonry, brick veneer, cement siding, cemplank shakes, or wood shakes. No more than three materials shall be used at a time on the front façade.
2. Front facades shall incorporate at least two of the following features:
   - Shutters
   - Covered porch
   - Bay windows
   - Roof eave brackets
3. Exterior rear: shall be 100% brick, stone, stucco, brick veneer or cement siding.
4. Gutters must be installed along the roof line and downspouts angle from the foundation.
5. Two car garages, streetlights, and mailbox kiosk.


UNION CITY
Georgia
Multi Family Residential Districts
City Limits
Adjacent City Limits
Zoning Districts
Number of Parcels
RMD-1 1418
RM 988
MHP 1
TCMF 8
TCMU 904
N
Total Multi Family Residential Parcels 3319
S Fulton Pkwy
Roosevelt Hwy
State Route 14 Spur
Koweta Rd
Lester
South Wind Golf Course
Cascade Palmetto Hwy
Cedar Grove Rd
Rivertown Rd
Flat Shoals Rd
Union City
Jonesboro Rd
Goodson Rd
Buffington Rd
Pointer Ridge
Fairburn
Deerwood Park
Highway 138
Lester Rd
Senoia Rd
Fife
85

OPPORTUNITIES FOR IMPROVEMENT
MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS

Permitted Uses:

Existing	Proposed
~~Single-family detached dwellings~~	
Two-family or duplex dwellings	Condominiums
~~Townhouse dwellings~~	Townhouse/Rowhouse dwellings
Cottage court homes	Family day care home
Multi-family dwellings	
Accessory buildings and uses	
~~Clubs~~ and recreation uses when part of the overall residential development and for the exclusive use of residents	Community clubhouse
~~Public Administration~~	
Parks and playgrounds	
Public buildings and utilities	

OPPORTUNITIES FOR IMPROVEMENT
MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS

Special Uses:

Permitted	Proposed
Home Occupations	Sanitoriums, rest and retirement homes, nursing homes, assisted living, retirement homes, personal care facilities and intermediate care homes
Religious institutions, churches, monasteries, mosques, synagogues and temples,	Group homes, community living arrangements
~~Schools and their customary related uses~~	Public or Private K-12 schools and their customary related uses
Cemeteries	Senior housing
~~Child day care centers~~	Child day care/childcare learning centers
Adult day care centers	Boarding houses/Rooming houses/Crash pads/Pad Splits

OPPORTUNITIES FOR IMPROVEMENT

MIXED USE ZONING DISTRICT

TCMF/ TCMU

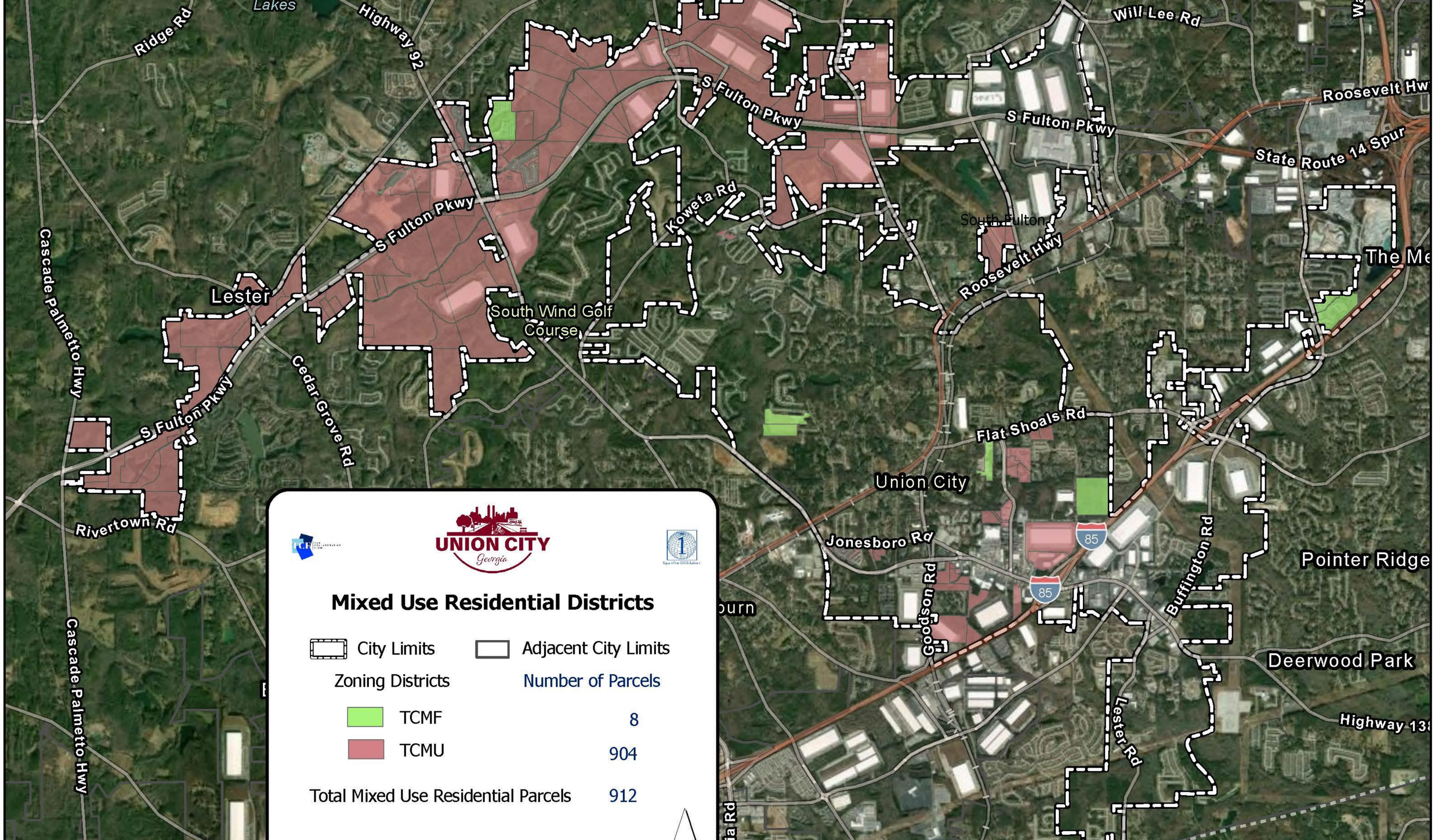
Lot Standards	Existing	Proposed
Density	= gross acres x 43,560	
Lot Area	5 acres	
Road frontage	250 ft.	
Setbacks:		
Front	varies	
Side	10 ft.	
Rear	20 ft.	
Max. lot coverage/ impervious surface	85%	No change
Heated floor area	650 sq. ft. du	No change
Bldg. height	20 stories	No change
Open space	15%	25% public plaza
Parking requirement	2 spaces per du	1.5 spaces per du w/ sidewalks, bike racks, & transit amenities

OPPORTUNITIES FOR IMPROVEMENT

MIXED USE ZONING DISTRICT

TCMF/TCMU --WHAT CHANGED?

1. Removed data centers, warehouses and other industrial uses to support goals of pedestrian friendly, live/work neighborhoods. Moved these uses to LI, HI, and TWO.
2. Removed single family detached residential and added single family attached, live/work units and multifamily units over retail.
3. Limited size of certain uses to promote walkability, such as grocery and general merchandise stores.
4. Revised certain uses to require special use permits such as convenience stores with fuel pumps and personal service establishments. Added special uses such as childcare learning centers and fine arts schools.
5. Updated allowed uses to reflect modern lifestyles, such as medical offices, bed and breakfast inns, wellness centers and spas.
6. Updated buffer standards, including requiring that the first 50 ft. remain undisturbed natural vegetation.
7. Increased required open space.


Ridge Rd
Lakes
Highway 92
S Fulton Pkwy
Will Lee Rd
Roosevelt Hwy
State Route 14 Spur
Koweta Rd
South Fulton
Cascade Palmetto Hwy
Lester
South Wind Golf Course
Cedar Grove Rd
Rivertown Rd
Flat Shoals Rd
Union City
Jonesboro Rd
Goodson Rd
Buffington Rd
Pointer Ridge
Deerwood Park
Lester Rd
Highway 138
85
UNION CITY
Georgia
Mixed Use Residential Districts
City Limits
Adjacent City Limits
Zoning Districts
Number of Parcels
TCMF 8
TCMU 904
Total Mixed Use Residential Parcels 912

OPPORTUNITIES FOR IMPROVEMENT
MIXED USE ZONING DISTRICTS

Architectural Design Standards

Issue- 100% Brick

1. Exterior front facade shall be 50% brick or stone. The remaining façade shall include a combination of other masonry, brick veneer, cement siding, cemplank shakes, or wood shakes. No more than three materials shall be used at a time on the front façade.
2. Front facades shall incorporate at least two of the following features:
   - Shutters
   - Covered porch
   - Bay windows
   - Roof eave brackets
3. Exterior rear: shall be 100% brick, stone, stucco, brick veneer or cement siding.
4. Gutters must be installed along the roof line and downspouts angle from the foundation.
5. Two car garages, streetlights, and mailbox kiosk.

OPPORTUNITIES FOR IMPROVEMENT
MIXED USE ZONING DISTRICTS

Permitted Uses:

Existing	Proposed
Single-family attached and detached dwellings	
Multi-family dwellings	Two family or duplex dwellings
~~Townhouse dwellings~~	Townhouse/Rowhouse dwellings
Accessory uses and structures	Condominiums
Business schools and computer and management training	Live/Work Units
Civic and social organizations; business, professional, political and similar organizations	Live units over retail
Museums, galleries, historical sites, and similar institutions, auditoriums, libraries and similar cultural facilities	
~~Parks~~	Parks and playgrounds
~~Parking lots and garages~~	

OPPORTUNITIES FOR IMPROVEMENT
MIXED USE ZONING DISTRICTS

Permitted Uses Cont. :

Existing	Proposed
~~Schools and their customary related uses~~	Public or Private K-12 schools and their customary related uses
Amusement facilities, indoor or outdoor	Bookstores
Art galleries, and arts and crafts studios	Maker spaces
~~Building material and garden equipment and supplies dealers~~	Co working spaces
Caterers	Delivery/Courier services
~~Commercial banking~~	Banks and other financial institutions
Clothing and clothing accessories stores	Florist, gift stores, novelty and souvenir shops
~~Gasoline stations~~	Stationary, office supply and equipment stores
Grocery stores	Farmer's markets
~~General merchandise stores~~	General retail, < 5,000 sq ft
Electronics and appliance stores	Hardware store, <5,000 sq ft

OPPORTUNITIES FOR IMPROVEMENT
MIXED USE ZONING DISTRICTS

Permitted Uses Cont. :

Existing	Proposed
Finance and insurance offices	Hobby, game, craft and toy stores
Furniture and home furnishing stores	Antique shops (no outdoor displays or storage)
Health and personal care services	Package (beer and wine) stores/Alcohol sales
Hospitals, medical centers, and urgent care facilities	Outpatient surgery centers
Hotels	Newsstands
~~Miscellaneous store retailers and non-store retailers~~	Fitness centers, gyms, health clubs
~~Motion picture theaters and studios~~	Pharmacy/drug stores
Offices	Repair shops (jewelry, shoes, etc)
Personal care services	Photographic studios
~~Physicians' offices~~	Medical and healthcare offices, physicians, dentists, therapist and other health/mental professionals
Professional, scientific and technical services	Print/copy/mail services

OPPORTUNITIES FOR IMPROVEMENT
MIXED USE ZONING DISTRICTS

Permitted Uses Cont. :

Existing	Proposed
~~Restaurants~~	Restaurants, without drive-thru or drive-in
~~Retail and other similar uses typically located in shopping centers~~	Cafes, coffee shops, which may have outdoor seating
Sporting goods, hobby, book, and music stores	Schools of dance, music or similar instruction
~~Sports arenas, stadiums and amphitheaters~~	Wellness centers

OPPORTUNITIES FOR IMPROVEMENT
MIXED USE ZONING DISTRICTS

Special Uses:

Existing	Proposed
Animal hospitals and veterinary clinics	Personal care home, assisted living facilities/retirement facilities
~~Carnival, rodeo, horse show, athletic event or community fair~~	Group homes, community living arrangements
Extended stay hotels or extended stay motels	Public or Private K-12 schools and their customary related uses
Dry cleaning and laundry services	Senior housing
~~Child care learning centers~~	Child day care/childcare learning centers
Towers and antennas	Sports arenas, stadiums and amphitheaters
~~Apparel manufacturing~~	Event centers
~~Assembly plants~~	Night club, dance club, and similar private clubs
Bakeries and food manufacturing (small scale)	Bars, taverns, cocktail lounges, which may have outdoor seating
~~Computer and electronic parts manufacturing~~	Ambulatory service centers
~~Data centers and computer facilities management services~~	Schools of dance, music or similar instruction
~~Electrical equipment, appliance, and component manufacturing~~	Hookah/Smoking lounges
~~Furniture and related product assembly and manufacturing;~~	Parking lots and garages, accessory only

OPPORTUNITIES FOR IMPROVEMENT
MIXED USE ZONING DISTRICTS

Special Uses Cont.:

Existing	Proposed
~~Greenhouse, nursery, and floriculture production~~	Bed and breakfast Inns
~~Machinery manufacturing~~	
~~Medical equipment and supplies, optical instrument, and lens manufacturing;~~	
~~Pharmaceutical and medicine manufacturing;~~	
Printing and related support activities	
~~Technology/Business Park~~	
~~Transportation equipment manufacturing~~	
~~Warehousing, distribution and storage, logistics facilities~~	
~~Wholesale trade of durable goods.~~	

OPPORTUNITIES FOR IMPROVEMENT
MIXED USE ZONING DISTRICTS

Temporary Uses:

Existing	Proposed
	Food trucks
	Pop up retail
	Art fairs
	Holiday markets
	Outdoor concerts
	Outdoor movies
	Civic festivals
	Mobile health clinics
	Carnival, rodeo, horse show, athletic event or community fair

OPPORTUNITIES FOR IMPROVEMENT
OFFICE/INSTITUTIONAL ZONING DISTRICT

OI

Lot Standards	Existing	Proposed
Lot Area	10,500 sq ft	
Road frontage	70 ft.	
Setbacks:		
Front	50 ft.	30 ft. to encourage sidewalks
Side	12.5 ft.	
Rear	20 ft.	
Max. lot coverage/ impervious surface	80%	70% w/ integrated stormwater mgmt. e.g., sustainable water conservation, energy concepts and materials.
Buffer	30 ft. adjacent to residential	
Bldg. height	75 ft.	
Parking requirement	1 space per worker,	20 % reduction in total spaces w/ sidewalks, bike racks, & transit amenities

OPPORTUNITIES FOR IMPROVEMENT
OFFICE/INSTITUTIONAL ZONING DISTRICT

Permitted Uses:

Existing	Proposed
~~Accounting, tax preparation, bookkeeping and payroll offices;~~	Museums and art galleries
Ambulance services	Ambulatory surgery centers
~~Architectural, engineering and related offices;~~	Automobile brokers
Assembly halls	Maker spaces
Banks and other financial institutions	Schools of dance, music or similar instruction
Civic & social organizations; business, professional, political & similar organizations	Hotels
Finance, real estate and insurance offices	Cafes, coffee shops, which may have outdoor seating
Florists	Printing/copy/mail services
Gift, novelty and souvenir shops	Offices
~~Health and personal care stores~~	Health, personal health care and medical equipment retail stores
~~Hospitals~~	Pharmacy/drug stores
~~Legal offices~~	Hospitals, medical centers, and urgent care facilities
~~Libraries~~	Museums, galleries, historical sites, and similar institutions, auditoriums, libraries and similar cultural facilities

OPPORTUNITIES FOR IMPROVEMENT
OFFICE/INSTITUTIONAL ZONING DISTRICT

Permitted Uses Cont. :

Existing	Proposed
Medical and dental laboratories	Pharmacy/drug stores
Newsstands	Repair shops (jewelry, shoes, etc.)
~~Offices of physicians, dentists and other health practitioners~~	Photographic studios
Outpatient care centers	Medical and healthcare offices, physicians, dentists, therapist and other health/mental professionals
Parks and playgrounds	Professional, scientific and technical services
Public buildings and utilities	Wellness centers
~~Religious institutions, churches, monasteries, mosques, synagogues and temples.~~	Places of Worship
	Fitness centers, gyms, health clubs
	Retail and service uses, provided these uses are limited to employee convenience, business oriented retail, and service establishments.
	Courier services, Delivery services

OPPORTUNITIES FOR IMPROVEMENT
OFFICE/INSTITUTIONAL ZONING DISTRICT

Permitted Uses Cont. :

Existing	Proposed
	Pest control services
	Print/copy/mail services
	Co working spaces
	Recording/video/podcasting studios
	Exam prep/tutoring
	Medical and healthcare offices, physicians, dentists, therapist and other health/mental professionals

OPPORTUNITIES FOR IMPROVEMENT

OFFICE/INSTITUTIONAL ZONING DISTRICT

Special Uses:

Existing	Proposed
Adult day care services	Package (beer/wine) stores/Alcohol sales
Animal hospitals and veterinary clinics.	Convenience stores with fuel pumps
~~Childcare learning centers~~	Child day care/childcare learning centers
~~Eating establishments provided there is no drive-thru~~	Bars, taverns, cocktail lounges, which may have outdoor seating
Funeral homes and mortuaries	Extended stay hotels and extended stay motels
sanitoriums, rest and retirement homes, nursing homes, assisted living, personal care facilities and intermediate care homes	Educational schools, colleges, training centers, technical and trade schools
Public and Private k- 12 Schools and their customary related uses	
Cemeteries	
Group day care homes	
Data centers? TBD	

OPPORTUNITIES FOR IMPROVEMENT

NEIBORHOOD COMMERCIAL ZONING DISTRICT

NC

Lot Standards	Existing	Proposed
Lot Area	10,500 sq. ft.	
Road frontage	70 ft.	
Setbacks:		
Front	50 ft.	30 ft. to encourage sidewalks
Side	20 ft.	
Rear	20 ft. *	
Max. lot coverage/ impervious surface	80%	65 % w/ integrated stormwater mgmt. e.g., sustainable water conservation, energy concepts and materials.
Bldg. height	35 ft.	45 ft.
Buffer	30 ft. adjacent to residential	
Parking requirement	1 space per worker	20% reduction in total spaces w/ sidewalks, bike racks, & transit amenities

OPPORTUNITIES FOR IMPROVEMENT

NEIBORHOOD COMMERCIAL ZONING DISTRICT

Permitted Uses:

Existing	Proposed
~~Accounting, tax preparation, bookkeeping and payroll offices;~~	Pest Control services
~~Architecture, engineering & related services~~	Medical and healthcare offices, physicians, dentists, therapist and other health/mental professionals
~~Art dealers~~	Professional offices
Banks and other financial institutions	Art dealers, studios, galleries and sales
~~Camera shops~~	Repair shops (jewelry, shoes, etc.)
~~Convenience stores~~	
~~Copy centers~~	Print/copy/mail services
~~Finance, real estate and insurance offices~~	
Florists	
Gift, novelty and souvenir shops	Restaurants, no drive thru or drive in
~~Health & Personal Care Stores~~	Health, personal care and medical equipment retail stores

OPPORTUNITIES FOR IMPROVEMENT

NEIBORHOOD COMMERCIAL ZONING DISTRICT

Permitted Uses:

Existing	Proposed
Hobby, game and toy stores	Dry cleaning/laundry services (not coin operated)
Jewelry stores	Maker spaces
~~Legal offices~~	Office Supplies, Stationary & Gift stores provided the maximum gross floor area is 6,500 square feet
~~Offices of physicians, dentists & other~~	Pet grooming and supply stores provided the maximum gross floor area is 3,500 square feet
~~Personal care services~~	Pharmacies/Drugstores provided the maximum gross floor area is 6,500 square feet
~~Travel agent and tour operator offices~~	Photographic studio
Exam preparation and tutoring	Co working spaces
~~Religious institutions, churches, monasteries, mosques, synagogues and temples~~	Places of Worship

OPPORTUNITIES FOR IMPROVEMENT

NEIBORHOOD COMMERCIAL ZONING DISTRICT

Special Uses:

Existing	Proposed
Adult Day Care Services	Convenience stores with fuel pumps
Animal hospitals and veterinary clinics	Restaurants, no drive thru or drive in
~~Automobile service stations,~~	Vehicle service and repair, minor
Car washes	Package (beer/wine) stores/Alcohol sales
Clothing & clothing accessory stores provided the maximum gross floor area is 8,500 square feet.	
~~Child care learning centers~~	Child day care/child learning centers
~~Drugstores provided the maximum gross floor area is 6,500 square feet~~	
~~Eating establishments , no drive thru~~	
Grocery and specialty food stores provided the maximum gross floor area is 15,000 square feet.	
~~Office Supplies, Stationary & Gift stores provided the maximum gross floor area is 6,500 square feet~~	
~~Pet grooming and supply stores provided the maximum gross floor area is 3,500 square feet~~	

OPPORTUNITIES FOR IMPROVEMENT

NEIBORHOOD COMMERCIAL ZONING DISTRICT

Special Uses Cont.:

Existing	Proposed
Sanitoriums, rest and retirement homes, nursing homes, assisted living and personal care facilities	
Self-service laundry	
Schools and their customary related uses	Educational facilities, public/private schools, colleges, technical/trades schools
Sporting Goods, Hobby, Book & Music Stores provided the maximum gross floor area is 8,500 square feet	
Dry cleaning & laundry services (except coin-operated)	
Group day care homes	

OPPORTUNITIES FOR IMPROVEMENT

GENERAL COMMERCIAL ZONING DISTRICT

GC

Lot Standards	Existing	Proposed
Lot Area	10,500 sq ft	
Road frontage	70 ft.	
Setbacks:		
Front	50 ft.	30 ft. to encourage sidewalks
Side	12.5 ft.	
Rear	20 ft.	
Max. lot coverage/ impervious surface	80 %	75% w/ integrated stormwater mgmt. e.g., sustainable water conservation, energy concepts and materials.
Buffer	30 ft. adjacent to residential	
Bldg. height	75 ft.	
Parking requirement	1 space per employee	20 % reduction in total spaces w/ sidewalks, bike racks, & transit amenities

OPPORTUNITIES FOR IMPROVEMENT
COMMERCIAL ZONING DISTRICT

Architectural Design Standards - Non-residential zoning districts

Design	Existing	Proposed
Building Orientation	May face internal drives or loading areas	Require primary façade facing public street with defined employee entrance
Façade Articulation	Minimal articulation required	Articulation every 40 ft (minimum) with offsets or material variation
Roof Design	Flat roof allowed	Parapet or articulated roofline required on street frontage
Bldg. Materials	Brick, stone, stucco and other masonry	High-quality masonry or architectural metal panel required on street façade
Transparency (Office Component)	20% minimum glazing on office portion	35% minimum glazing on street-facing office faça de
Color Palette	Neutral tones	Coordinated palette required per Town Center De sign Guidelines
Mechanical Equipment Screening	Required from street view	Full screening with architectural enclosure or roof parapet

OPPORTUNITIES FOR IMPROVEMENT
COMMERCIAL ZONING DISTRICT

Architectural Design Standards - Non-residential zoning districts

Design	Existing	Proposed
Pedestrian Amenities	Optional sidewalks and landscaping	Required sidewalks, benches and landscaped buffer along street frontage
Lighting	Standard pole fixtures	Pedestrian-scale lighting (≤ 16 ft height) with cut-off fixtures
Signage	Wall and monument signs allowed	Integrated signage with architectural base and coordinated materials
Service and Loading Areas	May be visible from street	Must be located to rear or side and screened from public view
Landscape Buffer	10 ft minimum adjacent to residential	25 ft minimum with evergreen screening and berm option; 30 ft minimum with evergreen screening and berm option

OPPORTUNITIES FOR IMPROVEMENT

GENERAL COMMERCIAL ZONING DISTRICT

Permitted Uses:

Existing	Proposed
~~Architecture, engineering and related services~~	Professional offices
~~Art dealers~~	Art dealers, studios, galleries and sales
~~Automobile and other motor vehicle dealers, including automobile brokers~~	Auto brokers
~~Automotive parts, accessories & tire stores~~	Vehicle parts, accessories and tire stores
Building material & garden supply dealers	Greenhouse, nursery, and floriculture production
Banks and other financial institutions	Maker spaces
~~Clinics~~	Co working spaces
~~Consumer goods rental~~	Locksmiths
Electronic & appliance stores	
Exam preparation and tutoring	Bookstores
~~Finance, real estate and insurance offices~~	Repair shops (jewelry, shoes, etc.)

OPPORTUNITIES FOR IMPROVEMENT

GENERAL COMMERCIAL ZONING DISTRICT

Permitted Uses Cont.:

Existing	Proposed
~~Fine Arts Schools~~	Florists, souvenir, novelty, gift shops
~~Fitness and recreational sports centers~~	Antique stores
~~Florists~~	Clothing and clothing accessory stores
Furniture & home furnishings stores	Pharmacy/Drug stores
~~General merchandise stores, including department stores, pharmacies and drug stores, warehouse clubs and supercenters, small box discount stores, supermarkets and other grocery stores, convenience food stores (without fuel pumps), specialty food stores (not for on-premises consumption and not selling products made on site), permanent produce stands, retail bakeries, temporary outdoor seasonal sales, temporary outdoor retail sales, and retail package stores;~~	General commercial/retail stores: including department stores, warehouse clubs and supercenters, small box discount stores, supermarkets and other grocery stores, specialty food stores (not for on-premises consumption and not selling products made on site), permanent produce stands, retail bakeries
Hotels & motels	General consumer goods (durable and non-durable)
~~Legal services~~	Professional Offices
~~Management of companies & enterprises~~	Medical and healthcare offices, physicians, dentists, therapist and other health/mental professionals
~~Museums~~	Museums, galleries, historical sites, and similar institutions, auditoriums, libraries and similar cultural facilities

OPPORTUNITIES FOR IMPROVEMENT

GENERAL COMMERCIAL ZONING DISTRICT

Permitted Uses Cont.:

Existing	Proposed
Offices of physicians, dentists and other health practitioners;	Schools of dance, music or similar instruction
Personal care services including barber shops, beauty shops, beauty supply stores, day spas, ear piercing services, permanent makeup salons, massage wellness spas/centers, micro-blading tattoo services, nail salons, optical goods stores, personal chef services, personal fitness training services, tanning salons and tattoo parlors	General rental centers
Pest control	Delivery/Courier services
Pet & pet supply stores	Decorator shops
Photo finishing	
Professional offices (non-medical related);	Fitness centers, gyms, health clubs
Publishing	Educational facilities, public/private schools, colleges, technical/trades schools
Railroad or bus passenger stations	Movie theaters, concert halls
Repair & maintenance of electronic & precision equipment and personal & household goods	Sporting goods, hobby, book, and music stores

OPPORTUNITIES FOR IMPROVEMENT

GENERAL COMMERCIAL ZONING DISTRICT

Permitted Uses Cont.:

Existing	Proposed
Places of assembly	Place of Worship
~~Vehicle repair, minor~~	Proposed Special Use Permit
~~Vehicle repair, major~~	Proposed Special Use Permit
Taxi & limousine services	
	Restaurants without drive-thru or drive-ins

OPPORTUNITIES FOR IMPROVEMENT

GENERAL COMMERCIAL ZONING DISTRICT

Special Uses:

Existing	Proposed
Adult daycare services	Personal care services, including barber shops, beauty shops, beauty supply stores, day spas, ear piercing services, permanent makeup salons, massage wellness spas/centers, micro-blading tattoo services, nail salons, optical goods stores, personal chef services, personal fitness training services, tanning salons and tattoo parlors
Animal hospitals and veterinary clinics	Vehicle and truck rental, leasing
~~Automobile equipment rental & leasing,~~	Vehicle and truck repair, minor
~~Automotive repair & maintenance except car washes~~	Vehicle and truck repair, major
~~Automobile service stations,~~	Vehicle and truck repair and maintenance
Car washes	Vehicle and truck sales, new
~~Childcare learning centers~~	Vehicle and truck sales, used
Dry cleaning & laundry services (except coin-	Child daycare/Childcare learning centers

OPPORTUNITIES FOR IMPROVEMENT

GENERAL COMMERCIAL ZONING DISTRICT

Special Uses Cont.:

Existing	Proposed
Residential dwellings accessory to commercial uses.	Package (beer/wine)alcohol sales
sanitoriums, rest and retirement homes, nursing homes, assisted living and personal care facilities	Convenience stores with fuel pumps
Self-service laundry	Restaurants with drive thru or drive up
Extended stay hotels or motels	Bed and Breakfast Inns
Cemeteries	
Self-service storage	Ambulance services
Fortune telling	Used clothing/goods sales
Group day care homes	Pawnbroker
~~Towers~~	Communication towers
~~Liquor stores~~	Tobacco/smoke shops
Smoking lounge ~~and tobacco shop~~	Smoking lounge with accessory tobacco sales

OPPORTUNITIES FOR IMPROVEMENT

LI- LIGHT INDUSTRIAL ZONING DISTRICT

LI	Lot Standards	Existing	Proposed
	Lot Area	30,000 sq ft	
	Road frontage	150 ft.	
	Setbacks:		
	Front	50 ft.	
	Side	20 ft.	
	Rear	20 ft.	
	Max. lot coverage/ impervious surface	80 %	75% w/ integrated stormwater mgmt. e.g., sustainable water conservation, energy concepts and materials.
	Buffer	75 ft. adjacent to residential	
	Bldg. height	75 ft.	
	Parking requirement	1 space per employee, refer to	20 % reduction in total spaces w/ sidewalks, bike racks, & transit amenities

OPPORTUNITIES FOR IMPROVEMENT

INDUSTRIAL ZONING DISTRICT

Permitted Uses: LI

Existing	Proposed
Ambulance services	Agriculture implementation and equipment establishments
~~Automobile service stations~~	Vehicle and truck rental, leasing
~~Automotive equipment rental & leasing;~~	Vehicle and truck equipment rental, leasing
~~Automobile repair & maintenance except car washes~~	Vehicle and truck repair (major and minor) & maintenance except car washes
~~Automobile parts, accessories & tire stores~~	Vehicle and truck parts, accessories & tire stores
~~Automobile service station~~	Vehicle and truck sales, new
~~Automobile & other motor vehicle dealers~~	Offices
Building, developing & general contracting	Community donation center
Building material & garden supply dealers	Greenhouse, nursery, and floriculture production
Data Centers	Film and movie studios
Electronic shopping & mail order houses;	Courier/delivery services
General rental centers	Heavy equipment rental, leasing
Fuel dealers	

OPPORTUNITIES FOR IMPROVEMENT

INDUSTRIAL ZONING DISTRICT

Permitted Uses: LI

Existing	Proposed
Furniture & home furnishings stores	Used merchandise/bin stores
Mini-warehouse rental or leasing with live-on premises managers	Research, experimental and testing laboratories
Linen & uniform supply	Outdoor storage areas screened from public rights-of-way
Light manufacturing	Prep kitchens/Ghost kitchens
Locksmith	Bakeries and food manufacturing
~~Management of companies & enterprises~~	
Materials recovery facilities	
Medical & diagnostic laboratories	
~~Motor vehicle towing~~	Motor vehicle towing and storage
Pest control	
Printing & related support activities	
Publishing	
Public buildings and utilities.	

OPPORTUNITIES FOR IMPROVEMENT

INDUSTRIAL ZONING DISTRICT

Permitted Uses: LI

Existing
Radio & television broadcasting studios
Radio and television towers,
Repair & maintenance of electronic & precision equipment and personal & household goods
Special trade contractors, including the following; plumbing, heating and air conditioning contractor, electrical contractors, masonry/ drywall/ insulation/ tile contractors, carpentry and floor contractors, roofing, siding and sheet metal contractors, concrete contractors, water well drilling contractors, excavation contractors and wrecking & demolition contractors
Taxidermist
Truck transportation
Vending machine operators
Warehousing & storage, wholesale offices and trade
Ready mix and concrete operations
~~Couriers & messengers~~
~~Used merchandise stores~~

OPPORTUNITIES FOR IMPROVEMENT

INDUSTRIAL ZONING DISTRICT

Special Uses: LI

Existing	Proposed
Animal hospital, commercial kennel, veterinary clinic or animal boarding place	
Car washes	
Dry cleaning & laundry services (except coin-operated)	Convenience stores with fuel pumps
Radio and television towers	
Sawmills & wood preservation; veneer, plywood & engineered wood product manufacturing	
~~Sexually oriented business~~	Adult bookstores, shops, other businesses
~~Towers & antennas~~	Communication towers and antennas
Live on-premise manager/security at lumberyards	Truck storage
Fortune telling	Food truck storage
Inert waste landfill operations	Vehicle/truck sales, used

OPPORTUNITIES FOR IMPROVEMENT

HI- HEAVY INDUSTRIAL ZONING DISTRICT

HI

Lot Standards	Existing	Proposed
Lot Area	30,500 sq ft	
Road frontage	150 ft.	
Setbacks:		
Front	50 ft.	
Side	20 ft.	
Rear	20 ft.	
Max. lot coverage/ impervious surface	80 %	75% w/ integrated stormwater mgmt. e.g., sustainable water conservation, energy concepts and materials.
Buffer	75 ft. adjacent to residential	
Bldg. height	75 ft.	
Parking requirement	1 space per worker,	20 % reduction in total spaces w/ sidewalks, bike racks, & transit amenities

OPPORTUNITIES FOR IMPROVEMENT
INDUSTRIAL ZONING DISTRICT

Architectural Design Standards - Non-residential zoning districts

Design	Existing	Proposed
Building Orientation	May face internal drives or loading areas	Require primary façade facing public street with defined employee entrance
Façade Articulation	Minimal articulation required	Articulation every 50 ft (minimum) with offsets or material variation
Roof Design	Flat roof allowed	Parapet or articulated roofline required on street frontage
Bldg. Materials	Metal panel, brick or other masonry	High-quality masonry or architectural metal panel required on street façade
Transparency (Office Component)	10% minimum glazing on office portion	25% minimum glazing on street-facing office faça de
Color Palette	Neutral tones	Coordinated palette required per Industrial Design Guidelines
Mechanical Equipment Screening	Required from street view	Full screening with architectural enclosure or roof parapet

OPPORTUNITIES FOR IMPROVEMENT
INDUSTRIAL ZONING DISTRICT

Architectural Design Standards - Non-residential zoning districts

Design	Existing	Proposed
Pedestrian Amenities	Optional sidewalks and landscaping	Required sidewalks and landscaped buffer along street frontage
Lighting	Standard pole fixtures	Cut-off fixtures and pedestrian-scale lighting at office entries
Signage	Wall and monument signs allowed	Integrated signage with architectural base and coordinated materials
Service and Loading Areas	May be visible from street	Must be located to rear or side and screened from public view
Landscape Buffer	10 ft minimum adjacent to residential	25 ft minimum with evergreen screening and berm option; 30 ft minimum with evergreen screening and berm option

OPPORTUNITIES FOR IMPROVEMENT

INDUSTRIAL ZONING DISTRICT

Permitted Uses: HI

Existing	Proposed
~~Ambulance service~~	All uses permitted in LI- Light Industrial are also permitted HI
~~Automobile & other motor vehicle dealers~~	
~~Automobile parts, accessories & tire stores~~	
~~Automobile service stations~~	
~~Automobile repair & maintenance except car washes~~	
~~Automotive equipment rental & leasing;~~	
~~Building material & garden supply dealers~~	
~~Building, developing & general contracting;~~	
~~Data Centers~~	
~~Electronic shopping & mail order houses;~~	
~~Fuel dealers~~	
~~Furniture & home furnishings stores;~~	
~~General rental centers~~	

OPPORTUNITIES FOR IMPROVEMENT

INDUSTRIAL ZONING DISTRICT

Permitted Uses: HI Cont.

Existing	Proposed
Gunsmith	
Heavy construction	Heavy construction equipment, supplies and services
Light manufacturing	
Linen & uniform supply	
Locksmith services	
Management of companies & enterprises	
Materials recovery facilities	
Medical & diagnostic laboratories	
Mini warehouses with live-on premises managers	
Motor vehicle towing	
Pest control	
Printing & related support activities	
Public buildings and utilities	

OPPORTUNITIES FOR IMPROVEMENT

INDUSTRIAL ZONING DISTRICT

Permitted Uses: HI Cont.

Existing
Publishing
Radio & television broadcasting studios;
Rail transportation & rail transportation support activities
Repair & maintenance of electronic & precision equipment and personal & household goods
Special trade contractors, including the following; plumbing, heating and air conditioning contractors, electrical contractors, masonry/drywall/insulation/tile contractors, carpentry and floor contractors, roofing, siding and sheet metal contractors, concrete contractors, water well drilling contractors, excavation contractors and wrecking & demolition contractors
Taxidermist
Truck transportation
Vending machine operators;
Warehousing & storage, wholesale trade

OPPORTUNITIES FOR IMPROVEMENT

INDUSTRIAL ZONING DISTRICT

Special Uses: HI

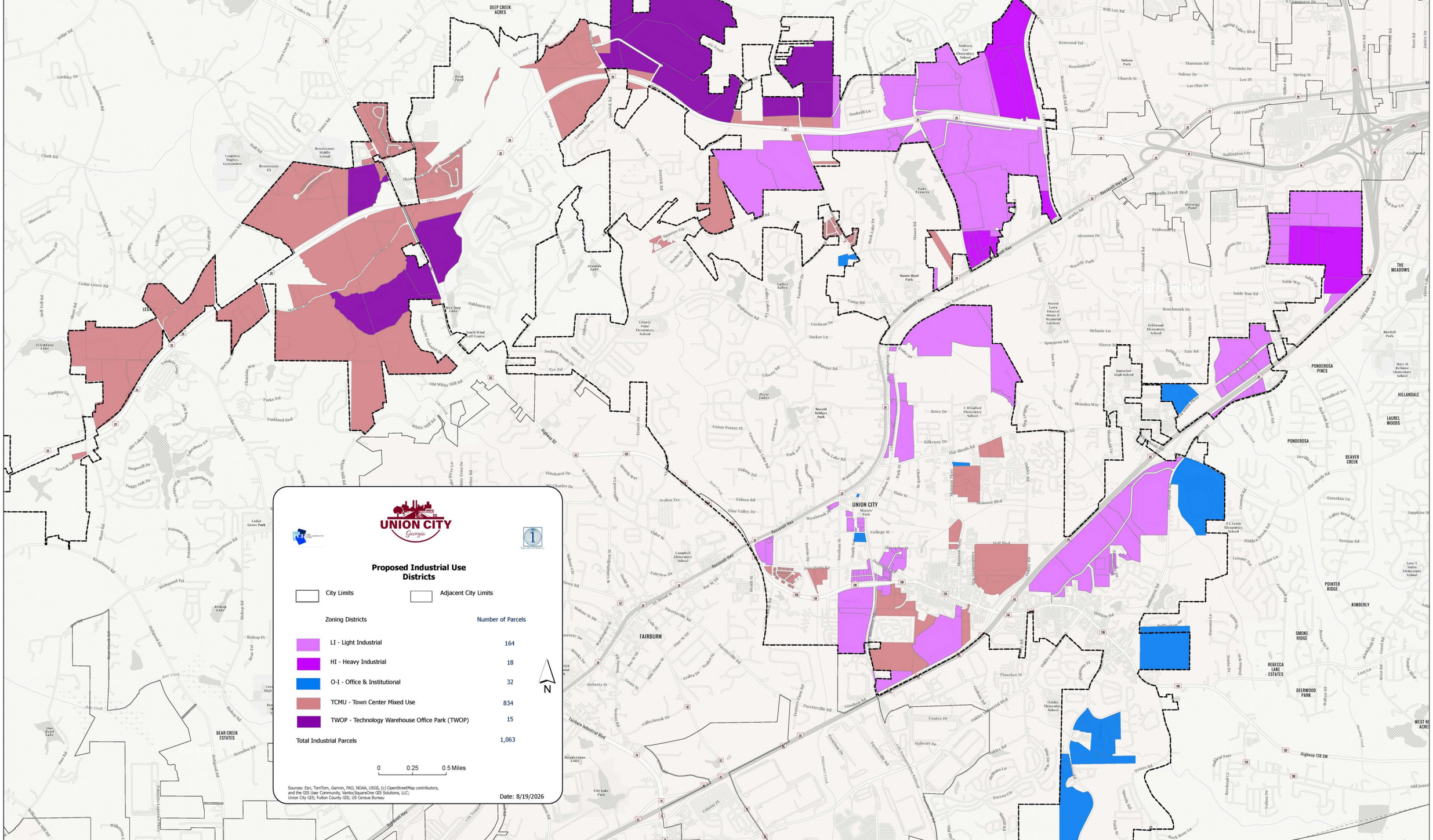
Existing	Proposed
Animal slaughtering & processing	Asphalt manufacturing
Chemical manufacturing, except pharmaceutical & medicine manufacturing and toilet preparation manufacturing	
Dry cleaning & laundry services	
Junk or salvage yard	
Machinery manufacturing	
Paper manufacturing	
Petroleum & coal products manufacturing	
Primary metal manufacturing	
Sawmills & wood preservation; veneer, plywood & engineered wood product manufacturing	
~~Sexually Oriented Businesses~~	Adult bookstores, novelty shops or other businesses
Transfer station	

OPPORTUNITIES FOR IMPROVEMENT

INDUSTRIAL ZONING DISTRICT

Special Uses Cont.: HI Heavy Industrial

Existing	Proposed
Transportation equipment and manufacturing	
Recycling ~~and rental~~ services	Recycling services
Towers and antennas	Communication towers and antennas


UNION CITY
Georgia
Proposed Industrial Use Districts
City Limits
Adjacent City Limits
Zoning Districts
Number of Parcels
LI - Light Industrial 164
HI - Heavy Industrial 18
O-I - Office & Institutional 32
TCMU - Town Center Mixed Use 834
TWOP - Technology Warehouse Office Park (TWOP) 15
Total Industrial Parcels 1,063
0 0.25 0.5 Miles
N
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor,SquareOne GIS Solutions, LLC; Union City GIS; Fulton County GIS; US Census Bureau
Date: 8/19/2026
DEEP CREEK ACRES
FAIRBURN
UNION CITY
PONDEROSA PINES
PONDEROSA
HILLANDALE
LAUREL WOODS
BEAVER CREEK
THE MEADOWS
POINTER RIDGE
KIMBERLY
SMOKE RIDGE
REBECCA LAKE ESTATES
DEERWOOD PARK
BEAR CREEK ESTATES
Roosevelt Hwy
Highway 92
Fairburn Industrial Blvd
Highway 138 SW

OPPORTUNITIES FOR IMPROVEMENT

TWOP TECHNOLOGY WAREHOUSE/OFFICE PARK DISTRICT

TWOP

Lot Standards	Existing	Proposed
Lot Area		30,000 sq ft
Road frontage		150 ft
Setbacks:		
Front		40 ft
Side		20 ft
Rear		30 ft
Max. lot coverage/ impervious surface		70%
Buffer		75 ft. adjacent to residential district
Bldg. height		75 ft. max
Parking requirement		1 space per employee & refer to Article X parking table

OPPORTUNITIES FOR IMPROVEMENT

TWOP TECHNOLOGY WAREHOUSE/OFFICE PARK DISTRICT

Permitted Uses: TWOP

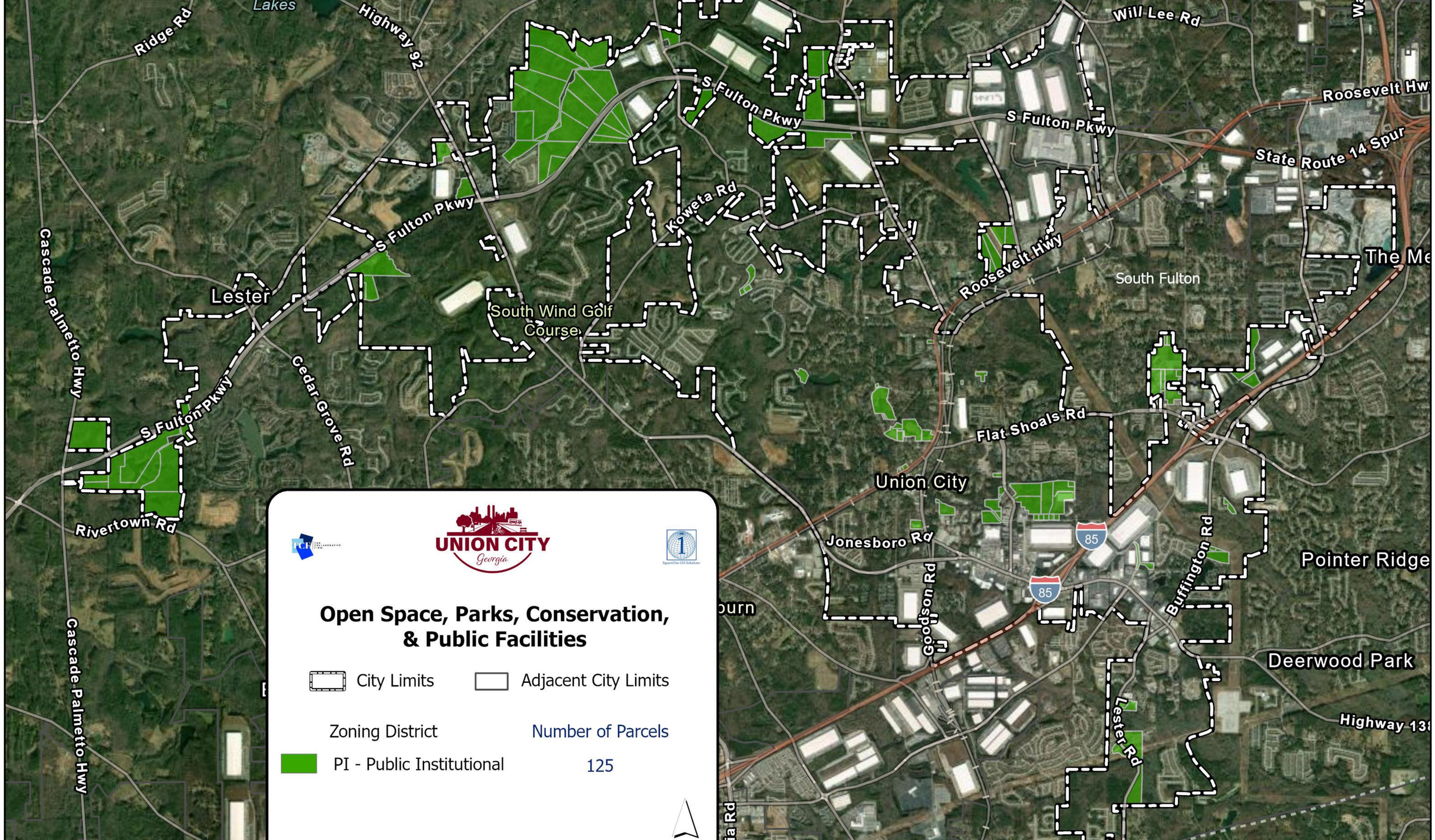
Proposed
Offices
Warehouse/storage facilities
Warehouse renovated to multi-family, lofts, condos, and live/work uses
Publishing
Educational facilities, public/private schools, colleges, technical/trades schools
Distribution center and logistic operations
Public buildings and utilities
Research, experimental and testing laboratories
Medical and diagnostic laboratories
Showroom or display areas accessory to permitted uses
Data centers
Manufacturing of medical devices

OPPORTUNITIES FOR IMPROVEMENT

TWOP TECHNOLOGY WAREHOUSE/OFFICE PARK DISTRICT

Special Uses

Proposed
Truck terminals
Outdoor storage areas screened from public rights-of-way
Ancillary retail or service uses limited to 10 percent of gross floor area
Communication towers & antennas


Ridge Rd
Highway 92
S Fulton Pkwy
Will Lee Rd
Roosevelt Hwy
State Route 14 Spur
Koweta Rd
Cascade Palmetto Hwy
Lester
South Wind Golf Course
South Fulton
Cedar Grove Rd
Flat Shoals Rd
Union City
Jonesboro Rd
Goodson Rd
Buffington Rd
Pointer Ridge
Deerwood Park
Lester Rd
Highway 138
Rivertown Rd
85
UNION CITY
Georgia
Open Space, Parks, Conservation, & Public Facilities
City Limits
Adjacent City Limits
Zoning District
Number of Parcels
PI - Public Institutional
125

OPPORTUNITIES FOR IMPROVEMENT

OPEN SPACE CONSERVATION PUBLIC FACILITIES DISTRICT

OSC

Lot Standards	Existing	Proposed
Lot Area		n/a
Road frontage		n/a
Setbacks:		
Front		5 ft
Side		5 ft
Rear		5 ft
Max. lot coverage/ impervious surface		N/A
Buffer		75 ft. adjacent to residential
Bldg. height		30 ft.

OPPORTUNITIES FOR IMPROVEMENT

OPEN SPACE RESIDENTIAL ZONING DISTRICT

Permitted Uses: OSR

Proposed
Athletic fields
Public plazas and gathering spaces
Non-commercial agriculture
Indoor recreational facilities
Outdoor recreational facilities
Open space/Green space
Water treatment facilities
Parks and playgrounds
Community gardens
Educational and interpretive facilities
Accessory structures (restrooms, pavilions, etc.)
Public buildings and utilities
Farmers markets

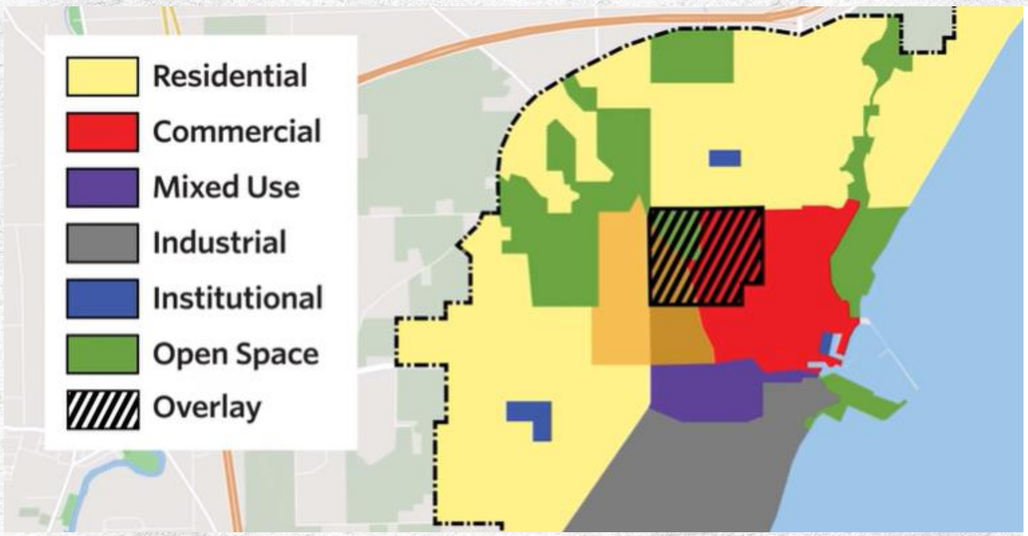
OPPORTUNITIES FOR IMPROVEMENT

ZONING MAP UPDATES

- *Residential Zoning Districts,*
- *Multi-Family Residential Zoning Districts,*
- *Office Institutional & Commercial Zoning Districts,*
- *Mixed Use Zoning Districts,*
- *Industrial Zoning Districts,*
- *Roosevelt Hwy. Corridor Overlay District,*
- *Urban Design Overlay District,*
- *Proposed New Zoning Districts*

OPPORTUNITIES FOR IMPROVEMENT

ZONING DISTRICT & LAND USE COLOR TABLE

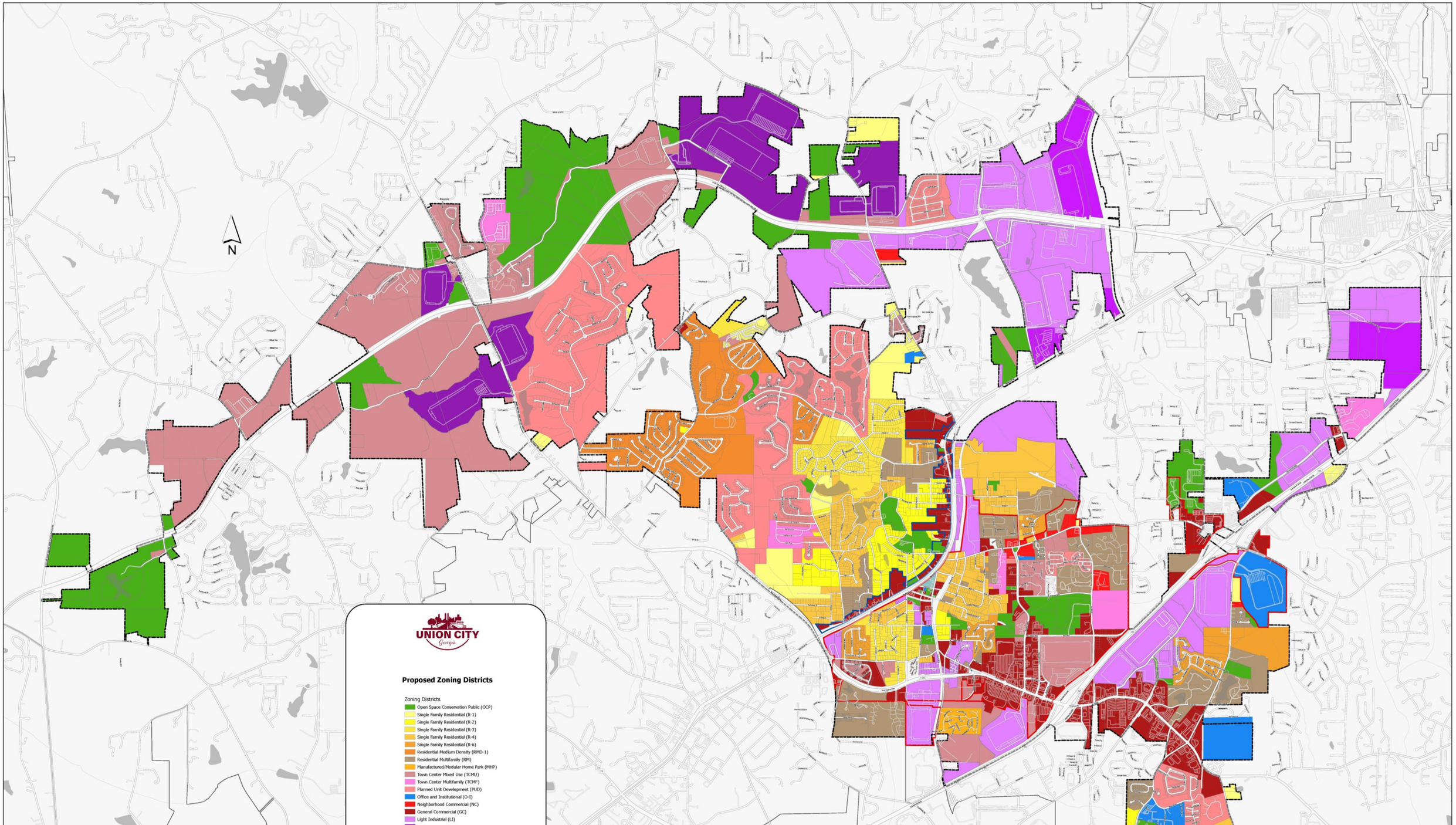


Proposed Zoning Districts

- Open Space Conservation Public (OCP)
- Single Family Residential (R-1)
- Single Family Residential (R-2)
- Single Family Residential (R-3)
- Single Family Residential (R-4)
- Single Family Residential (R-6)
- Residential Medium Density (RMD-1)
- Residential Multifamily (RM)
- Manufactured/Modular Home Park (MHP)
- Town Center Mixed Use (TCMU)
- Town Center Multifamily (TCMF)
- Planned Unit Development (PUD)
- Office and Institutional (O-I)
- Neighborhood Commercial (NC)
- General Commercial (GC)
- ! proposed discontinued use of RSC District
- Light Industrial (LI)
- Heavy Industrial (HI)
- Technology Warehouse Office Park (TWOP)
- Historic District (HD)

Existing Zoning Districts

- ! proposed addition of OCP District
- Single Family Residential (R-1)
- Single Family Residential (R-2)
- Single Family Residential (R-3)
- Single Family Residential (R-4)
- Single Family Residential (R-6)
- Residential Medium Density (RMD-1)
- Residential Multifamily (RM)
- Manufactured/Modular Home Park (MHP)
- Town Center Mixed Use (TCMU)
- Town Center Multifamily (TCMF)
- Planned Unit Development (PUD)
- Office and Institutional (O-I)
- Neighborhood Commercial (NC)
- General Commercial (GC)
- Regional Shopping Center (RSC)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- ! proposed addition of TWOP District
- Historic District (HD)


N
UNION CITY
Georgia
Proposed Zoning Districts
Zoning Districts
Open Space Conservation Public (OCP)
Single Family Residential (R-1)
Single Family Residential (R-2)
Single Family Residential (R-3)
Single Family Residential (R-4)
Single Family Residential (R-6)
Residential Medium Density (RMD-1)
Residential Multifamily (RM)
Manufactured/Modular Home Park (MHP)
Town Center Mixed Use (TCMU)
Town Center Multifamily (TCMF)
Planned Unit Development (PUD)
Office and Institutional (O-I)
Neighborhood Commercial (NC)
General Commercial (GC)
Light Industrial (LI)

ANY QUESTIONS?

