



RICHMOND HILL
G E O R G I A

PLANNING & ZONING 101

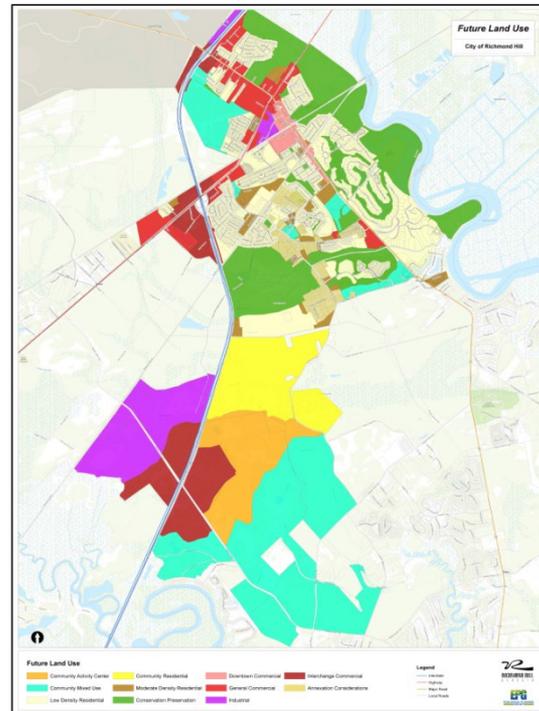
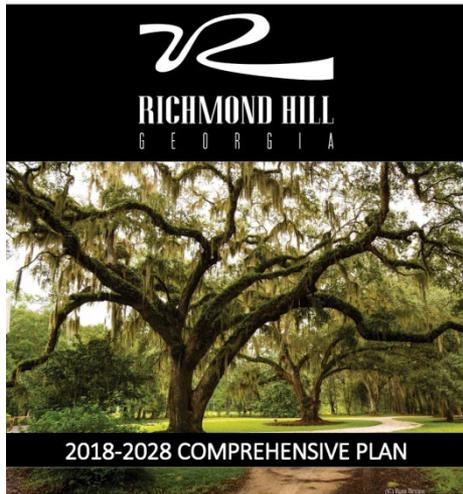
**A Practical Guide to Planning & Zoning
in Richmond Hill**

What is Planning?

- ▶ The Comprehensive Plan
- ▶ Provides a road map for the community's future, developed through a public process of involving community leaders and stakeholders in making key decisions about the future of the community
- ▶ Provides the community's vision for the future and its implementation program for achieving this vision
- ▶ Answers the questions:
 - ▶ Where are we? (Mission Statement)
 - ▶ Where do we want to go? (Vision Statement)
 - ▶ How are we going to get there? (Goals & Strategies)
 - ▶ What are we going to do, who is going to do it, and when is it going to get done? (Implementation Plan)
 - ▶ How are we doing? (Benchmarking and Annual Review)

What is Planning?

- ▶ Planning & the Comprehensive Plan should generate local pride and enthusiasm about the future of the community; engage the interest of citizens in implementing the plan; and provide a guide to everyday decision-making for use by local government officials and other community leaders.



Restaurants Seafood Festival Richmond Hill Farmers Market
 Quiet Henderson Park Peaceful Green Space
 Great Place J. F. Gregory Park Family Food
 Trail House JF Gregory Park Public
 Beautiful Ford Favorite Place Bark Park
 Fort
 Fish Schools Water Library McAllister Marsh Town
 Neighborhood



What is the link between Planning & Zoning?

- ▶ Zoning is a tool used to implement the Comprehensive Plan by guiding how and where a community is planned to grow through regulations and districts.
- ▶ Zoning keeps the land use equation balanced by steering development consistent with the Comprehensive Plan and ensuring adequate facilities and services for the public are established.



What does Zoning do?

- ▶ Protects public health, safety, and welfare
- ▶ Regulates how land is used and how that land and its buildings are constructed
- ▶ Ensures reasonable use of property
- ▶ Balances community goals w/private property rights
- ▶ Protects property values
- ▶ Supports Comprehensive Plan vision and recommendations
- ▶ Establishes uniform districts for designating the uses of land

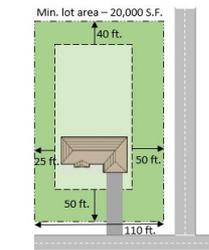


Figure 6-1: R-1 dimensional requirements

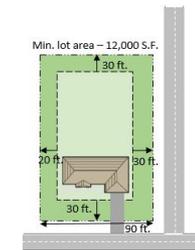


Figure 6-2: R-2 dimensional requirements

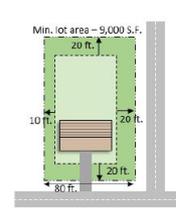


Figure 6-3: R-3 dimensional requirements (Two Family Residential)

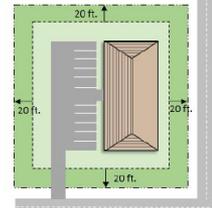


Figure 6-4: R-3 requirements (Multi-family)

Use	Convey. District	Residential Districts				Commercial Districts			Industrial District	Mixed Use Districts	
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	MU-1	MU-2
amen, billiard parlors and similar uses	CP										
Commercial recreation, outdoor (mini-golf, go-cart, amusement parks and similar activities)	C					C	P				C
Club (country/country club)	C	C	C	C	C	P					
Performing arts, dance or musical arts school or studio	C	C	C	C	C	P	P				P
Private deck or boathouse	C										
Private noncommercial reception	C	C	C	C	C						P
Public boat ramp	C										P
Public park/playgrounds	C	P	P	P	P						P
Residential											
Assisted living facilities											C
Attached single family dwelling											P
Bed and breakfast dwelling											P
Detached single family dwelling											
Family day care home											
Manufactured home community/subdivision											
Multiple family dwelling											C
Nursing home											C
Personal care home											C
Retirement community											C
Two family dwelling											P
Upper floor dwelling above a street-level business (streetwork units)											P
Retail Use											
Appliance sales and repair											P
Electronics business											P
Building materials and lumber supply											P
Consumer fireworks retail sales facility (temporarily)											C

What Zoning cannot do?

- ▶ **Zoning cannot stop a certain business from coming if the use is allowed in that particular zoning district**
 - ▶ Zoning can regulate whether the business use or activity is permitted and how it can be developed/constructed
 - ▶ The local market determines if enough customers exist to support a business
- ▶ **Zoning cannot force an existing lawfully operating business to leave the community**
 - ▶ Zoning can prohibit addition or expansion of the business
 - ▶ The best way to encourage a business to leave is for the community to stop supporting it

What Zoning cannot do?

- ▶ Zoning cannot stop the same types of businesses from locating in the same area of the community
 - ▶ Zoning can provide distance separations between the same type of potential nuisance causing uses
 - ▶ Other types of licenses or regulations can limit quantity of a type of business, such as liquor stores, but this is not a function of zoning
 - ▶ The local market drives the quantity of the same types of businesses in a community
 - ▶ If all of the dollar stores and fast food restaurants in the area are supported by customers and remain in business, then the supply of dollar stores and fast food restaurants meets the customer demand

What is a Zoning Map & Ordinance?

- ▶ There are three overall types of codes regulating development and construction:
 - ▶ Construction Codes (Building, Mechanical, Plumbing, etc)
 - ▶ Maintenance Codes (Property Maintenance, etc.)
 - ▶ Land Development Codes (Zoning, Subdivision Development Standards, etc.)
- ▶ A Zoning Ordinance is the “how” text that sets out the standards for development like lot sizes, setbacks, and buffers, permitted and conditional uses, and other specifications for how land is to be developed
- ▶ A Zoning Map shows “where” these activities may take place such as commercial, residential, and industrial zoned areas

Keys to Successful Zoning Ordinances

- ▶ Predictability
- ▶ Flexibility
- ▶ Consistent and fair treatment
- ▶ Decision standards & criteria
- ▶ Clear, concise language
- ▶ Timely decisions
- ▶ Customer friendly (residents, businesses, developers, etc.)
- ▶ Consolidation or unification of codes
- ▶ Streamlined procedures
- ▶ Decisions vested at appropriate levels
- ▶ Objective standards and criteria