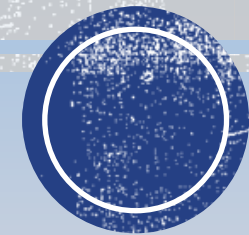


Regulatory Tools for Implementation

Zoning, Ordinances, Maps, and Enforcement:

It all starts with a PLAN

Community Planning Institute
November 9-10, 2021
Gainesville, GA



Paul Forgey, AICP, CFM
Director
Planning & Development Services
Albany/Dougherty County



Required by state
(but a very good
idea anyhow)

Five-year updates

New plan every
ten years

From Plan to Implementation

- Land Use Element of Plan
- Existing Land Use Map (not required)
- Future Land Use Map
 - Or, Character Areas Map
 - Or, Land Based Classification Standards
(one of these is required)

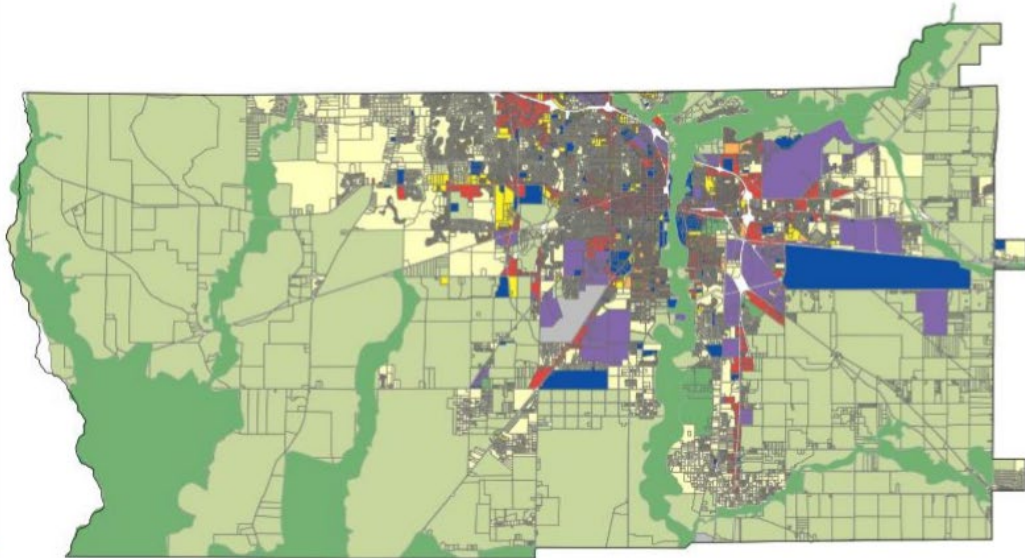
Certainly, other parts of Comprehensive Plan are important to implementation:

- Economic Development
- Housing
- Natural and Cultural Resources
- Transportation

That's why its *COMPREHENSIVE!*



**Dougherty County
Future Land Use Map**



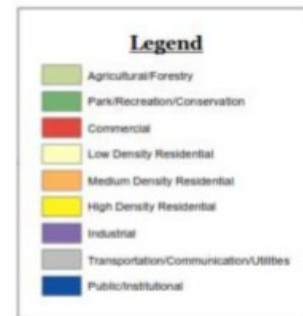
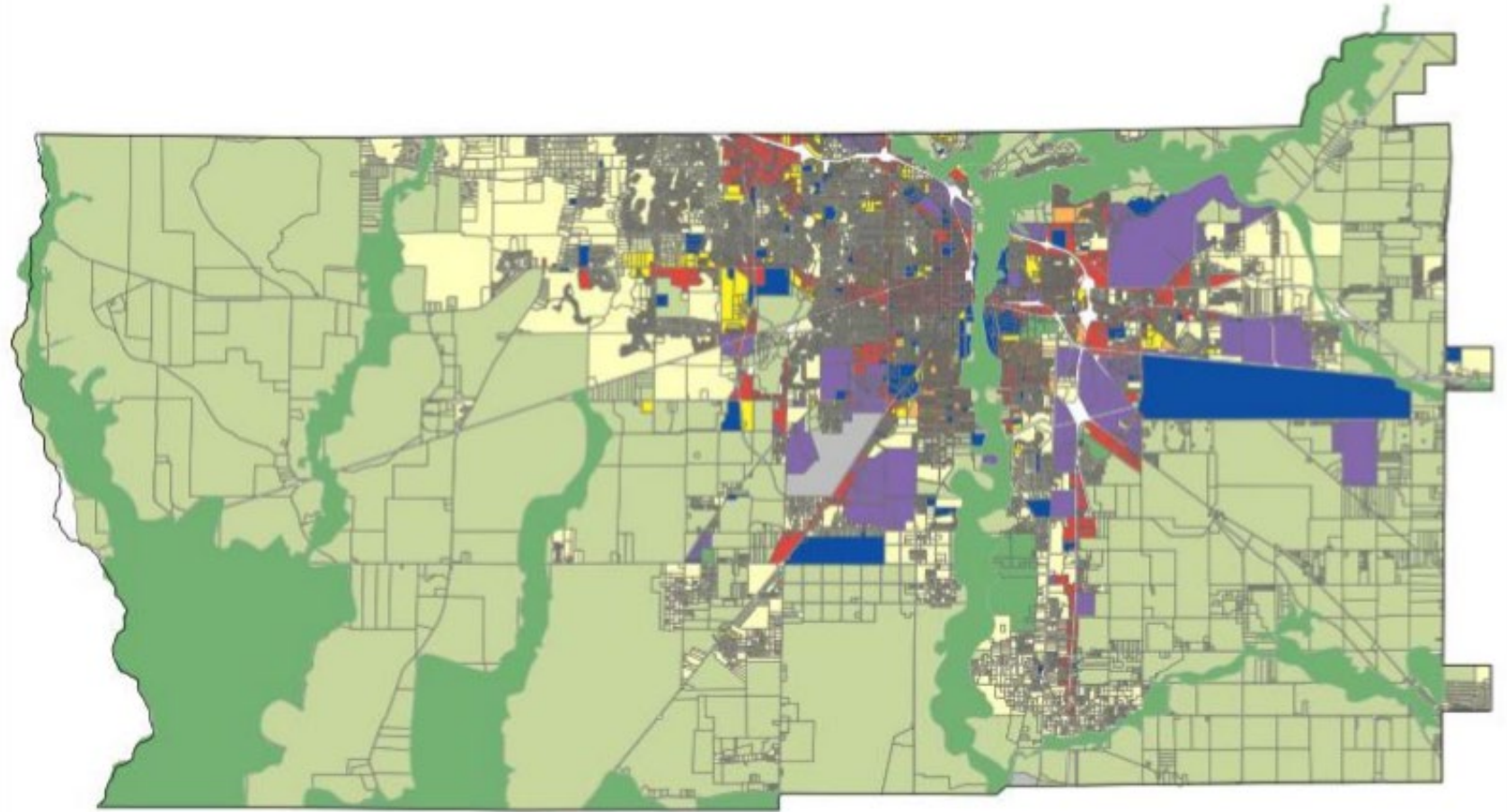
Legend

	Agricultural Forestry
	Park/Recreation/Conservation
	Commercial
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Industrial
	Transportation/Communication/Utilities
	Public/Institutional

Future Land Use Map



Future Land Use Map



THE ZONING ORDINANCE

*Implements the
Comprehensive Plan*

Based on the Future Land
Use Map and the goals of
the community

And of course, Georgia law
(zoning procedures law)

Zoning Ordinance

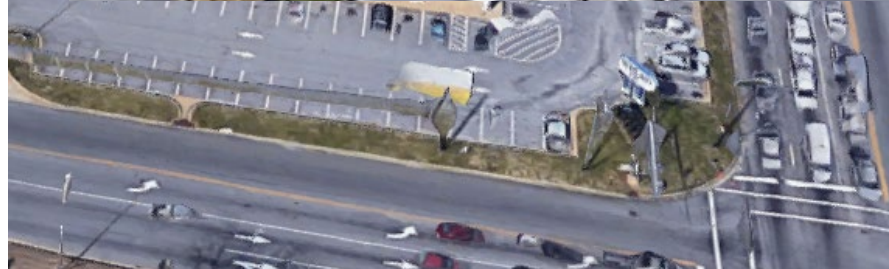
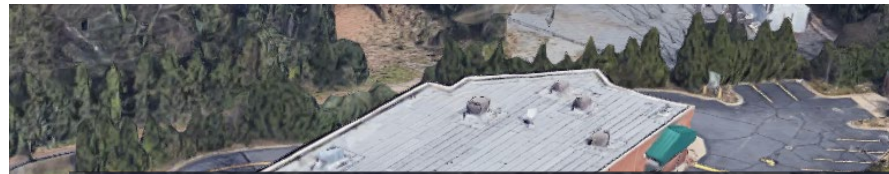
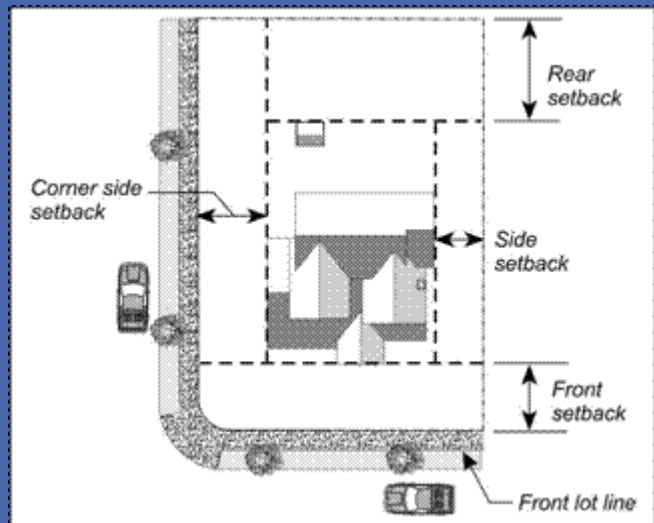
Usually includes more than the separation of land uses like residential, commercial, industrial, etc.

- **Basic Community Design Standards**
 - Setbacks
 - Density
 - Height
 - Fencing
 - Parking
 - Sidewalks
 - Landscaping, open space
 - Screening
- **Standards for miscellaneous uses**
 - Cell towers
 - Community Residences
 - Adult Entertainment
 - Solar power
 - Mobile homes
 - Tiny homes

Community Design

Setbacks

Keep development consistent
Sets visual character of the street
Can encourage pedestrians- or deter them



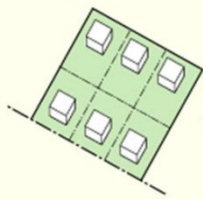
Community Design

Density

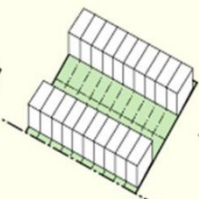
Number of units per acre. Higher density is often controversial but can be a better use of land and infrastructure. Provides housing options.



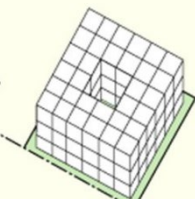
Housing Density
Dwelling Units Per Acre (du/ac)



Single Family Homes
(4-10 du/ac)



Townhomes
(20-40 du/ac)

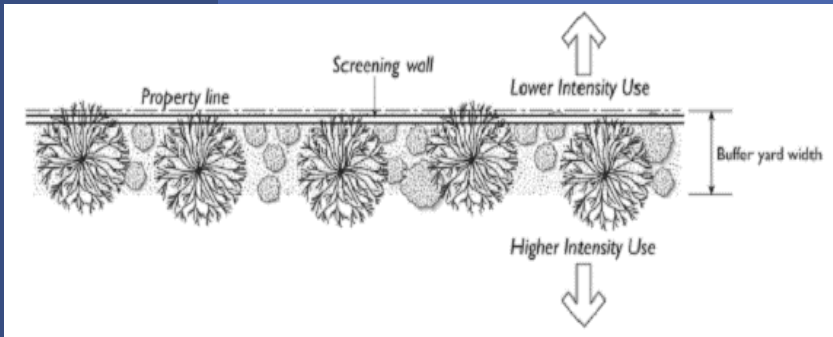


Apartments
(50-100 du/ac)

Community Design

Fencing and Screening

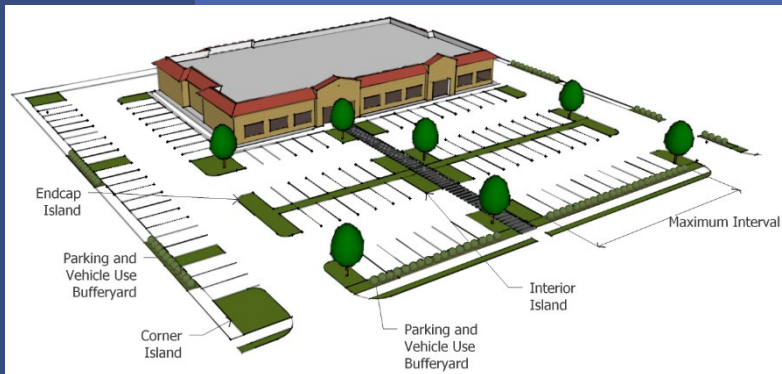
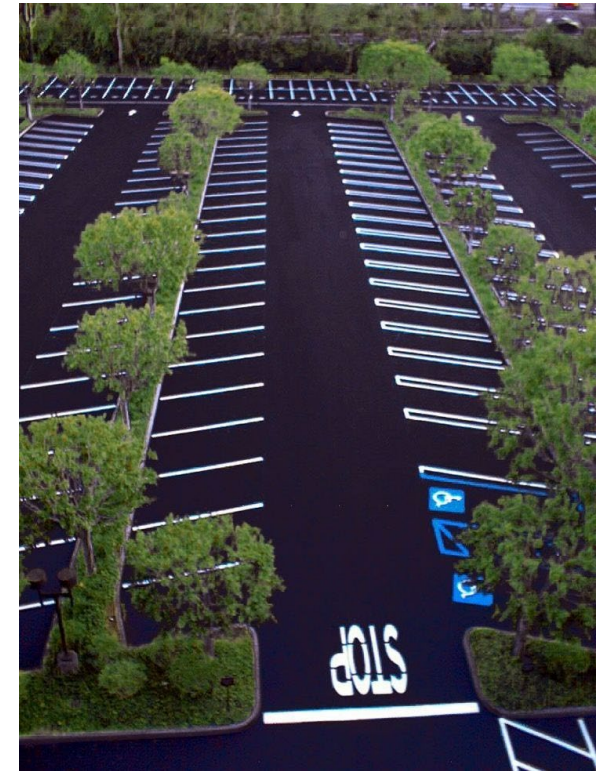
Provides privacy, definition of space.
May be required to screen between different land uses



Community Design

Parking

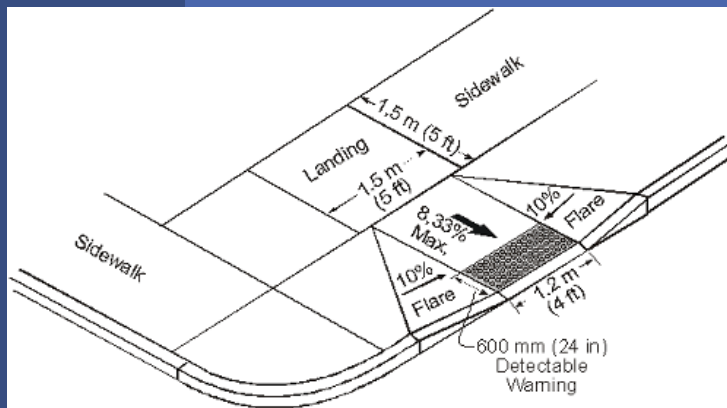
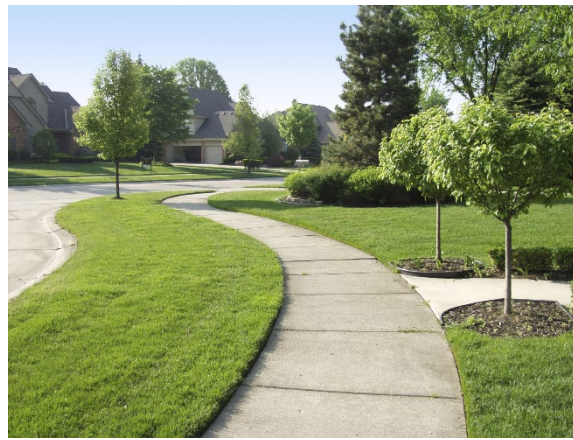
Parking lot design and landscaping has a significant impact on the community. Can increase development cost



Community Design

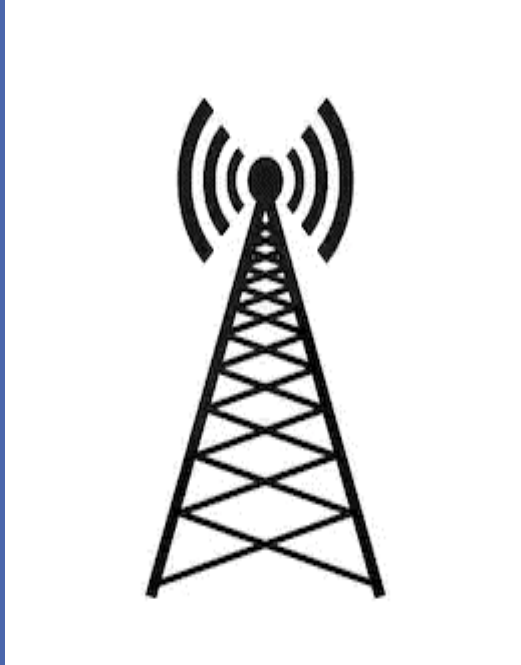
Sidewalks

Keep development consistent
Can encourage pedestrians- or deter them
Sets visual character of the street.
Part of "complete streets"



Misc. Uses

Communications Towers



Cell Towers

Have a process in place that complies with the Telecommunications Act of 1996 and 2015 FCC rules



Small Cells

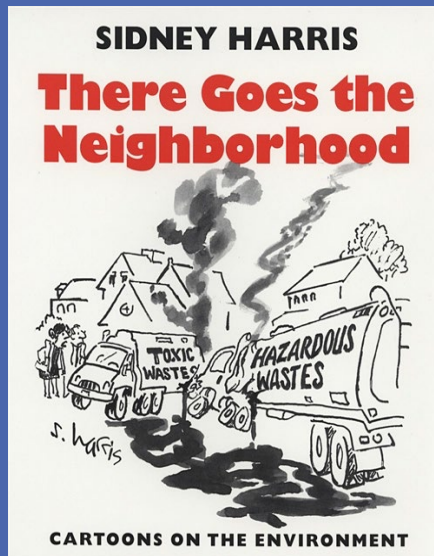
Placed on rights-of-way, also federally regulated



Misc. Uses

Community Residences

Safe and decent housing for everyone vs. Not In My Back Yard



Non-traditional housing
For people with disabilities
Personal care homes; Child-welfare facility;
Treatment centers; Halfway houses; Re-entry
programs; Boarding houses

Fair Housing and Americans with Disabilities Acts
Reasonable accommodation



Misc. Uses

Adult
Entertainment

First Amendment: Freedom of speech

Cannot completely regulate out of a community but can make difficult. Strip clubs, bookstores, massage parlors



Misc. Uses

Solar Power

On-site production
Off-site production

Where should it be
allowed in your
community?



Misc. Uses

Manufactured and Modular Homes

Factory built housing
Potential for affordable options

May be excluded from all residential zones, provided they are allowed in manufactured home parks and subdivisions. Ordinance must have valid purpose-quality, safety, property value, aesthetics



Allowed anywhere stick-built homes allowed, but can be regulated through aesthetics



Misc. Uses

Tiny homes and
other design
alternatives



Other Related Ordinances

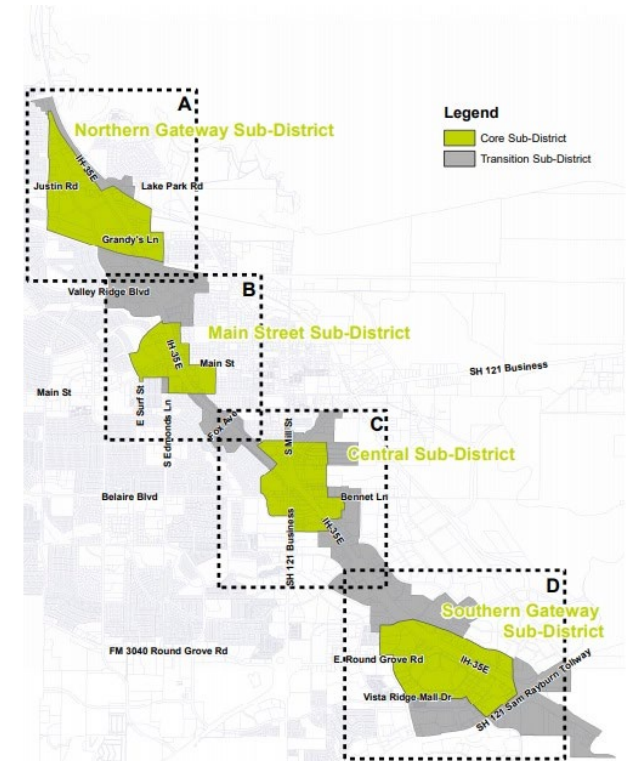
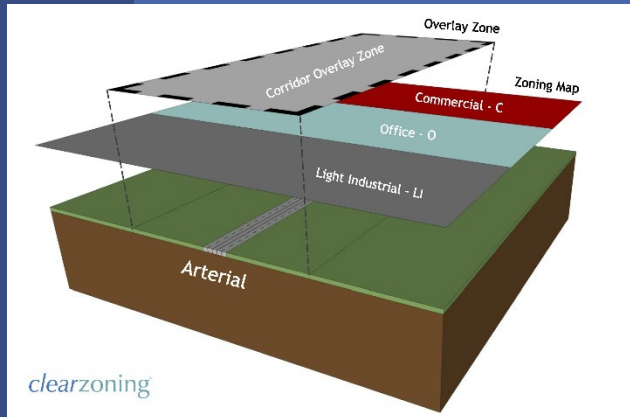
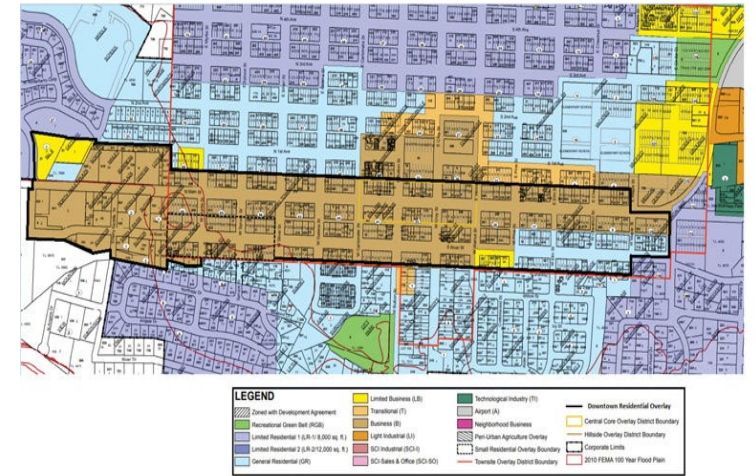
Regulations beyond zoning

- Overlay districts
 - Historic Preservation
- Parking commercial vehicles in residential areas
- Parking in front yards
- Floodplain
- Signs

Other Related Ordinances

Overlay Districts

City Council Adopted Downtown Residential Overlay September 17, 2018



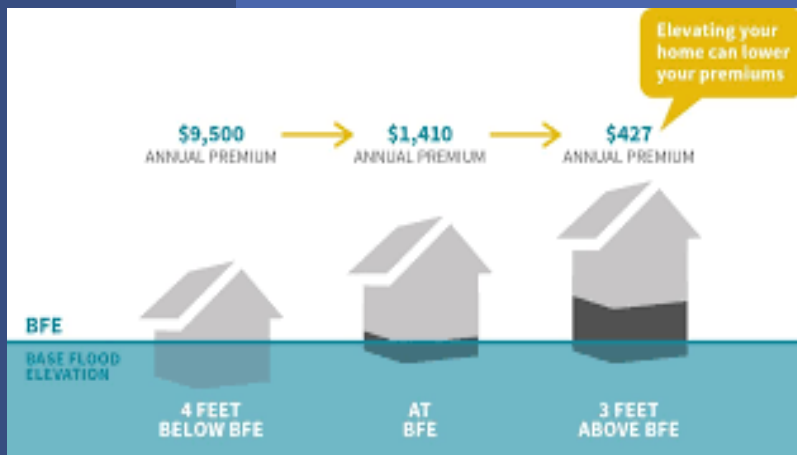
Other Related Ordinances

Commercial
vehicles and
parking in the
front yard



Other Related Ordinances

Floodplain

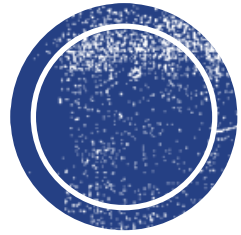


Other Related Ordinances

Signs

First Amendment: Free speech

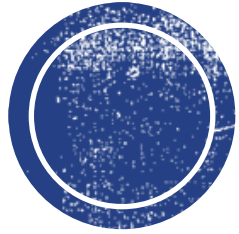




Enforcement

To be effective, regulations must be enforced

Jurisdiction must be prepared to address enforcement from the beginning



Plan

Implement

Enforce



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Planning & Development Services
Albany/Dougherty County