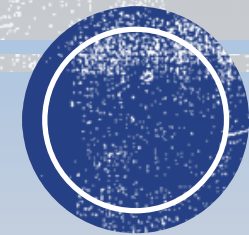


# Regulatory Tools for Implementation

Zoning, Ordinances, Maps, and Enforcement:

It all starts with a PLAN

Community Planning Institute  
May 13, 2022  
Jekyll Island, 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)

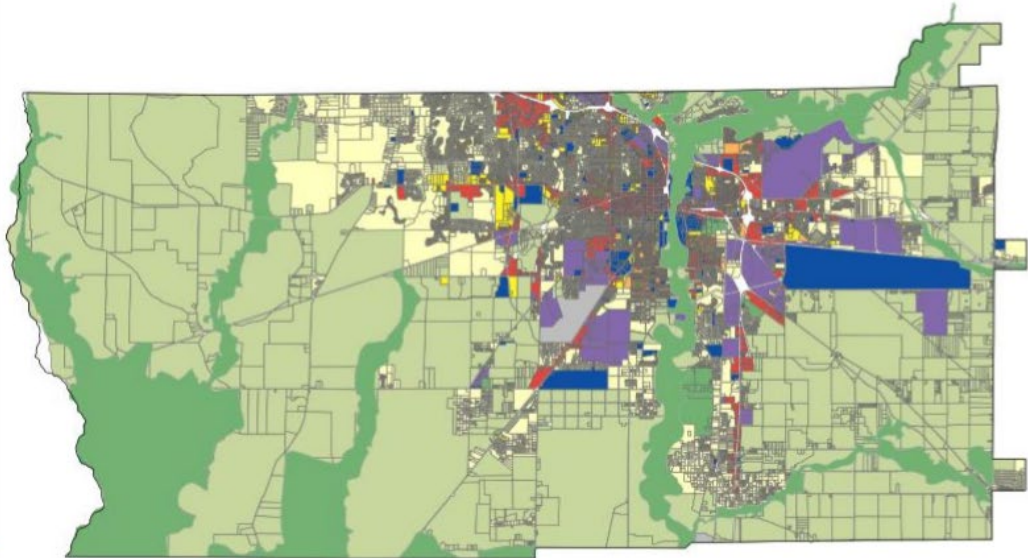
**Certainly, other parts of Comprehensive Plan are important to implementation:**

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

That's why its *COMPREHENSIVE!*



**Dougherty County  
Future Land Use Map**



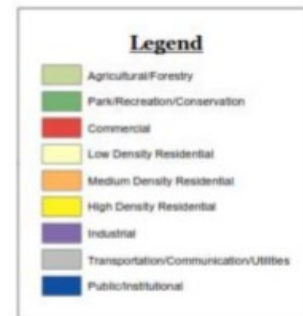
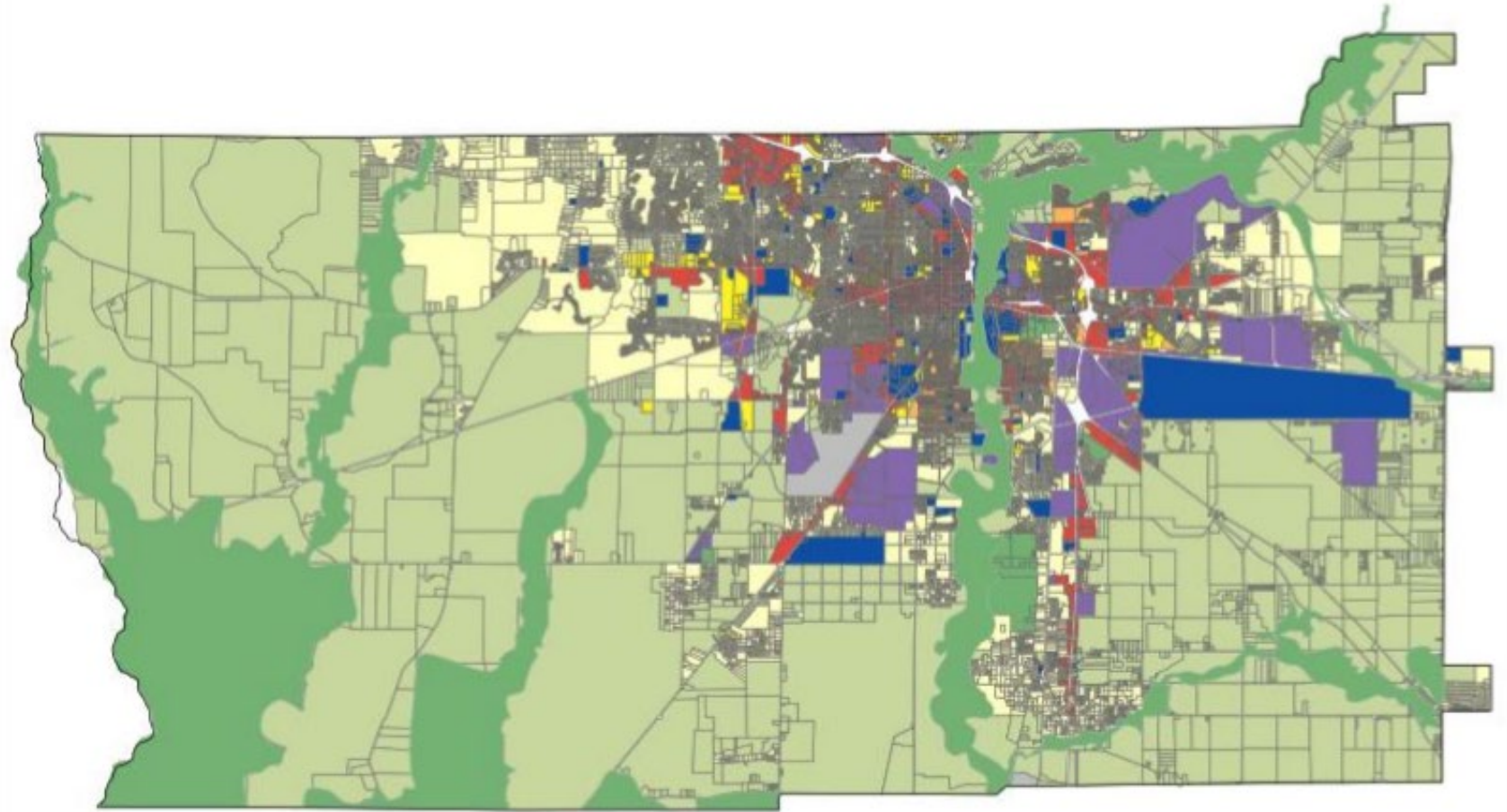
**Legend**

	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

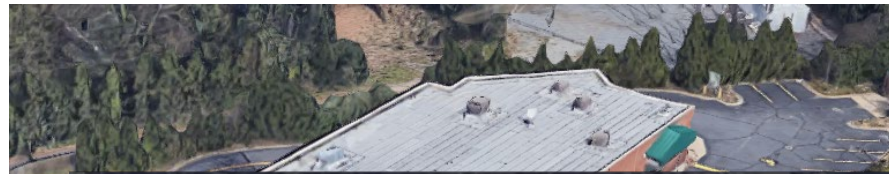
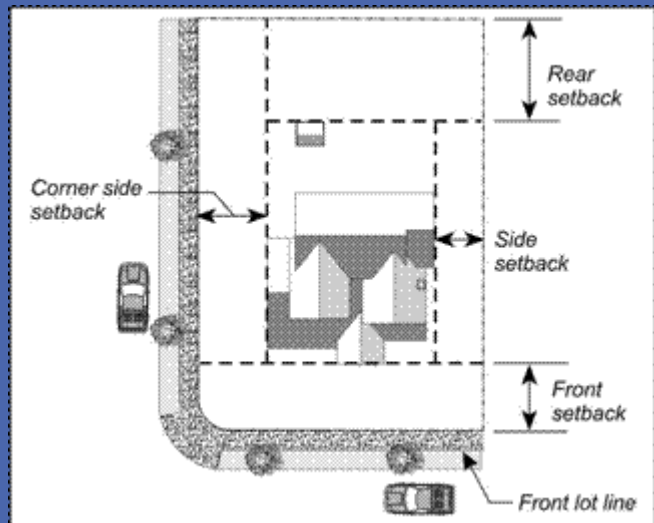
Usually includes more than the separation of land uses like residential, commercial, industrial, etc.

- **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





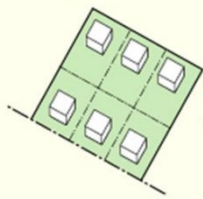
# Community Design

## Density

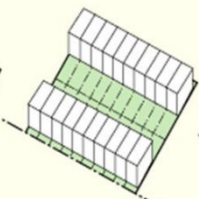
Number of units per acre. Higher density is often controversial but can be a better use of land and infrastructure. Provides housing options.



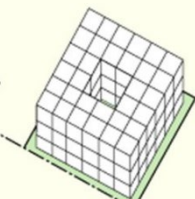
**Housing Density**  
Dwelling Units Per Acre (du/ac)



Single Family Homes  
(4-10 du/ac)



Townhomes  
(20-40 du/ac)

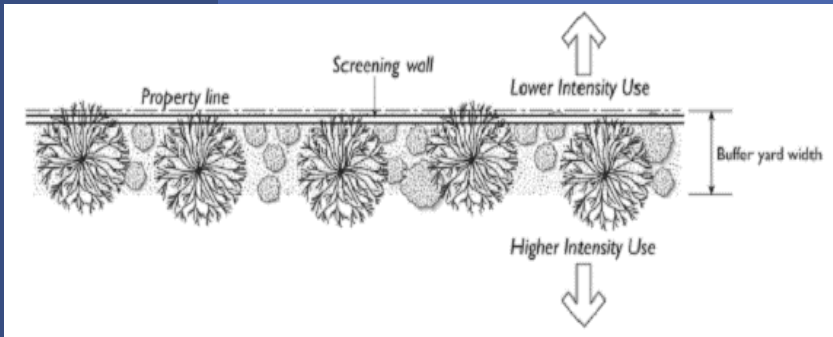


Apartments  
(50-100 du/ac)

# Community Design

## Fencing and Screening

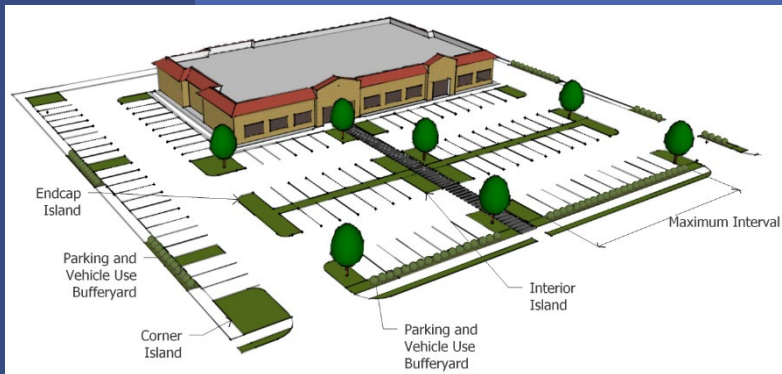
Provides privacy, definition of space.  
May be required to screen between different land uses



# Community Design

## Parking

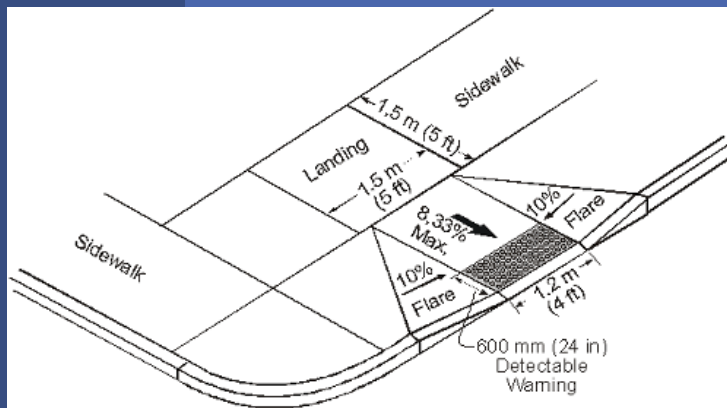
Parking lot design and landscaping has a significant impact on the community. Can increase development cost



# Community Design

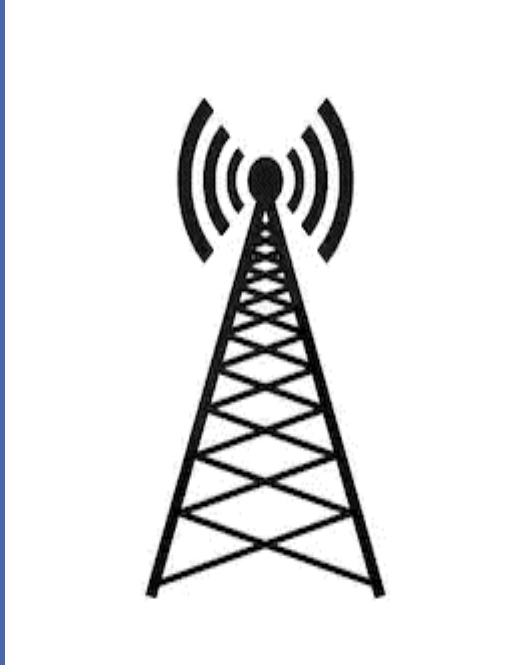
## Sidewalks

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

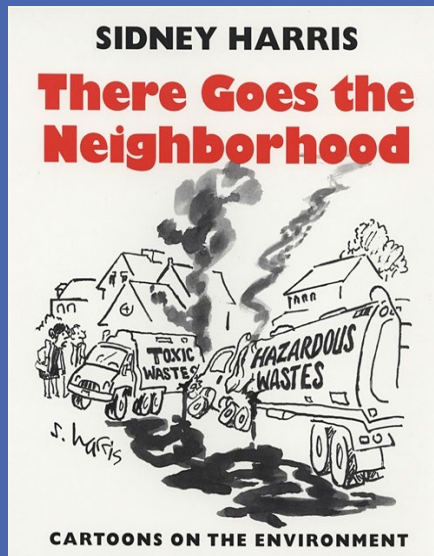
Placed on rights-of-way, also federally regulated



# 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

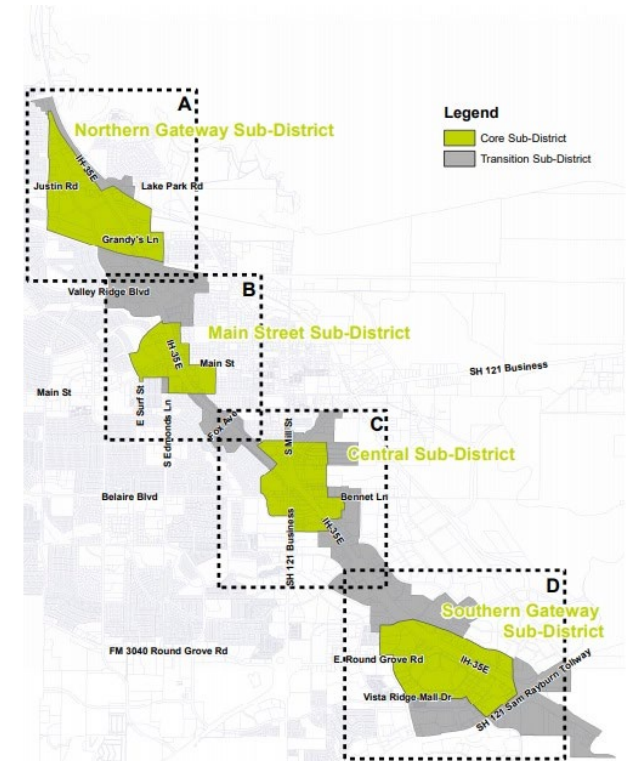
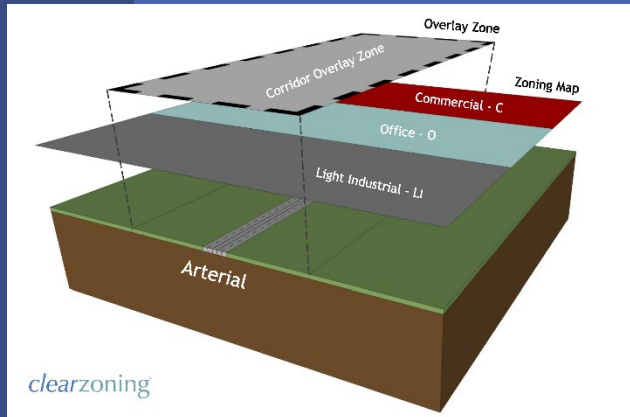
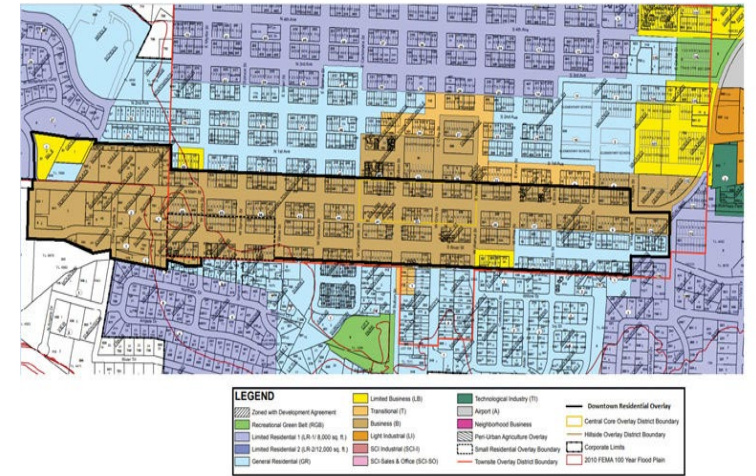
## Regulations beyond zoning

- 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



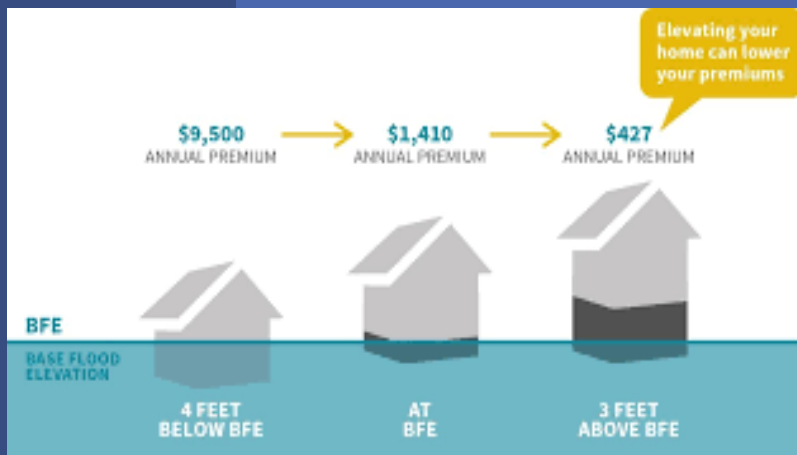
# Other Related Ordinances

Commercial  
vehicles and  
parking in the  
front yard



# Other Related Ordinances

## Floodplain

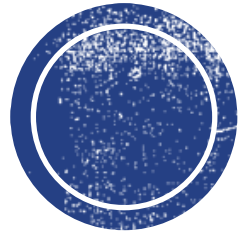


# Other Related Ordinances

## Signs

First Amendment: Free speech



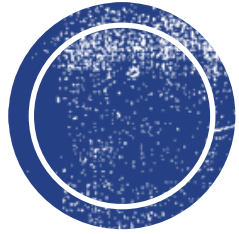


# Enforcement

*To be effective, regulations must be enforced*

**Jurisdiction must be prepared to address enforcement from the beginning**





Plan

Implement

Enforce



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