

# **CITY OF STATESBORO UNIFIED DEVELOPMENT CODE**

## **FIRST READING**

**CITY COUNCIL | 09.05.23**

# BACKGROUND

# UNIFIED DEVELOPMENT CODE



# CODING PROCESS

PHASE 1:  
ANALYSIS

PHASE 2: DRAFT UDC

PHASE 3:  
FINAL UDC



SPRING 2022

SUMMER 2022 –  
WINTER 2022

WINTER 2022 –  
SPRING 2023

Summer 2023

GENERAL

SPECIFIC

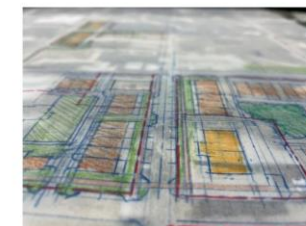
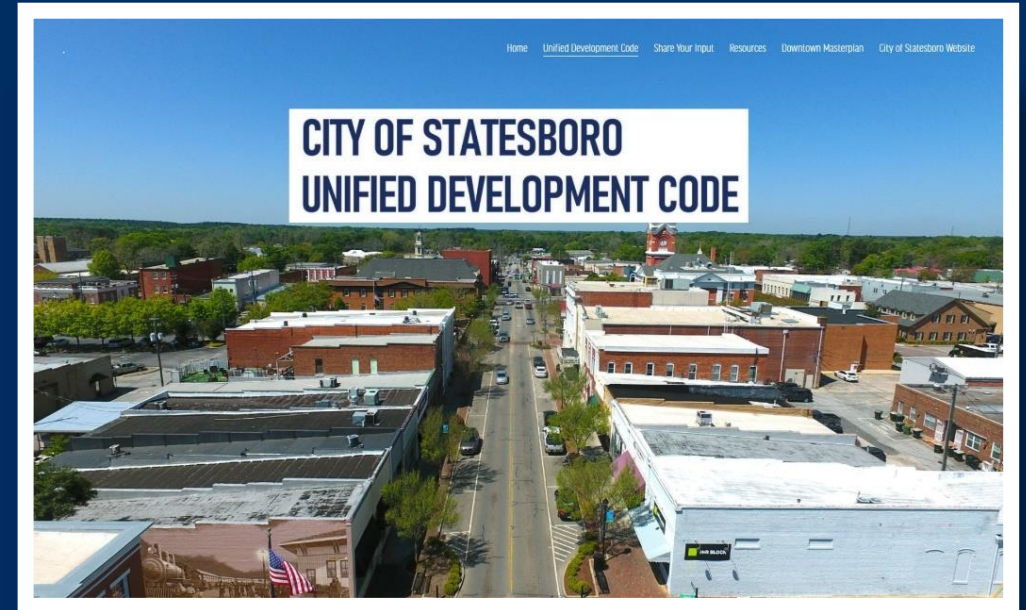
# SHAPING THE CODE





# ENGAGEMENT

- Stakeholder interviews and meetings
- Two public workshops to shape the UDC
  - With online option
- Topic-focused City Council briefings
- Two public meetings to review UDC
  - June 13<sup>th</sup> and August 31<sup>st</sup>



## Community Workshop

July 18 at 6:00PM

City Council Chambers

50 East Main Street

Join us to help create the rules that will shape Statesboro!

# CODE DIAGNOSTIC

- Five community objectives
  - Promote transportation efficiency and safety.
  - Promote economic development.
  - Promote housing diversity.
  - Protect historic and cultural resources.
  - Promote environmental sustainability.

## STATESBORO, GEORGIA CODE DIAGNOSTIC REPORT



PREPARED FOR THE CITY OF STATESBORO

DRAFT - APRIL 12, 2022



# HIGHLIGHTS



# UNIFIED DEVELOPMENT CODE

Chapter 1: Introduction + General Provisions

Chapter 2: Zoning

Chapter 3: Subdivision +

Chapter 4: Environment

Chapter 5: Definitions

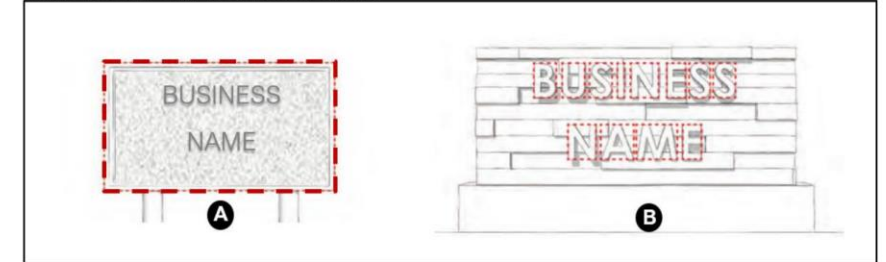
+ Chapter 22,  
Chapter 26,  
Chapter 38  
Updates

# CLEAN UP

- Clarifies writing
- Updates all terms and references
- Uses tables and graphics
- Updates and consolidates definitions
- Updates legal provisions

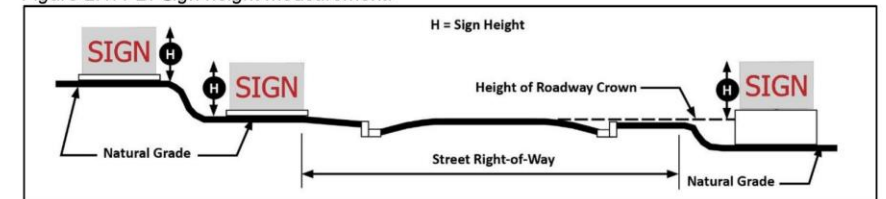
feature. Sign area excludes any supporting framework or bracing unless such framework or bracing is part of the message or sign face.

Figure 2.1.4-A: Sign area measurement.



- (2) **Computation of area of multi-faced signs.** The area of a sign with more than one face is calculated by totaling the areas of all sign faces visible from any one point. When two faces are identical and back-to-back, so that both faces cannot be viewed from any one point at the same time, the sign is computed by the measurement of one of the faces.
- (3) **Computation of sign height.** The height of a sign is measured from the highest of either the natural grade or the roadway crown of the adjacent street which the sign faces to the top of the highest attached component of the sign, as illustrated in Figure 2.1.4-B.

Figure 2.1.4-B: Sign height measurement.



- I. **Measuring diameter at breast height.** The diameter of a tree is measured at four and one-half feet above grade level.

# TRANSPORTATION SAFETY & EFFICIENCY

- Updates engineering standards
  - Focused on safety and maintenance
- Supports greater walkability
  - Mixed-use and/or infill redevelopment
  - Blue Mile Overlay
  - Enhanced landscaping/shade





# ECONOMIC DEVELOPMENT

- Creates more user-friendly rules
  - Sign ordinance updates
  - Reduced need for variances
- Encourages redevelopment & investment
  - Older neighborhoods
  - Small businesses
  - The Blue Mile
  - Downtown



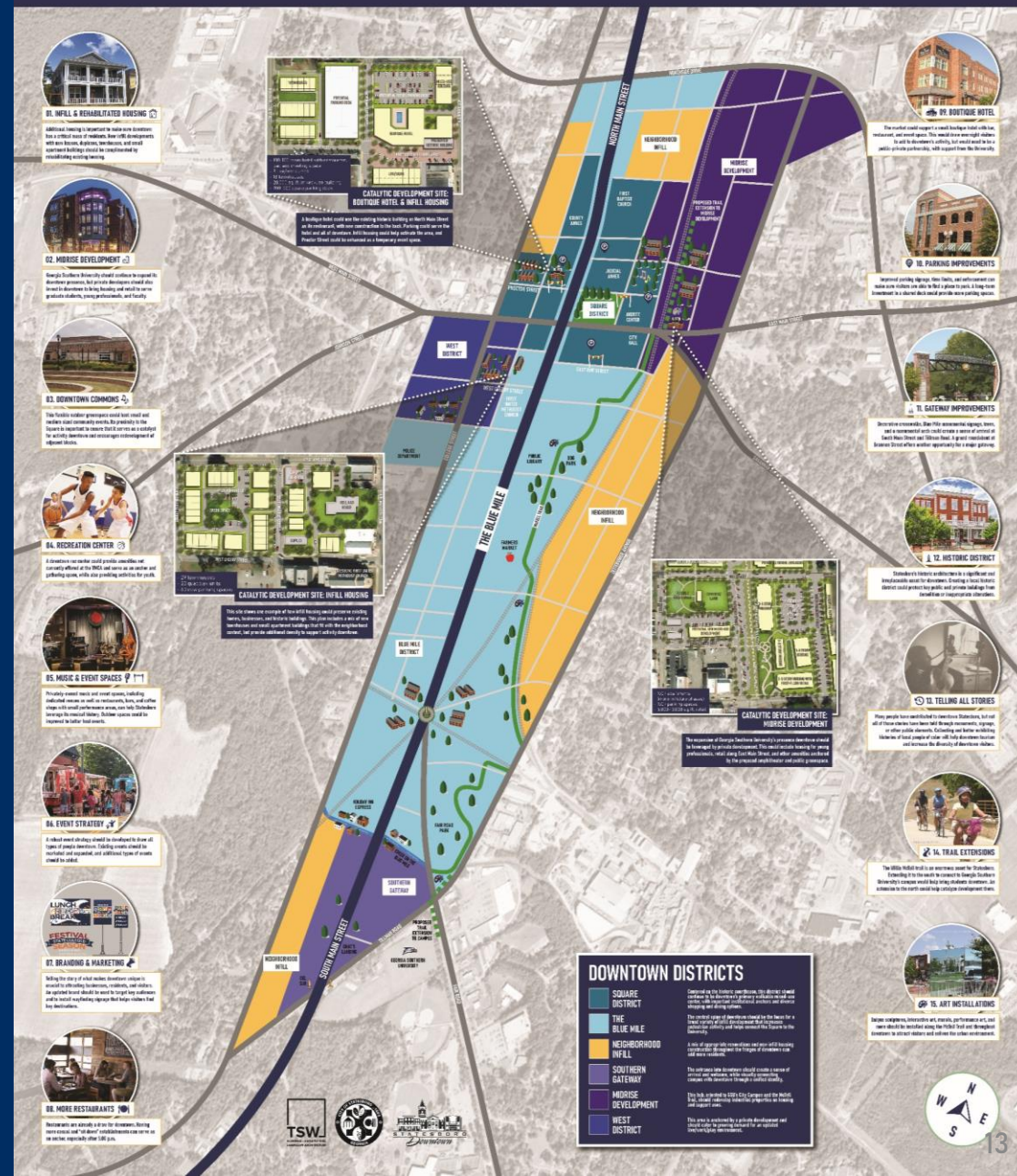


# DOWNTOWN PLAN

## Replaces CR with a MIXED-USE (MX) DISTRICT

- Urban design standards
- MID-RISE RESIDENTIAL (max. 65 ft)
- MIXED-USE (Max. 75)

The ambitious Downtown Statesboro Master Plan puts forward a vision for the future of Downtown Statesboro, including the Blue Mile. This plan proposes new public improvements and private sector development that will revitalize the area and attract all kinds of people to live, work, and play. This map is a summary of the Master Plan document which can be viewed at [www.statesborodowntown.com](http://www.statesborodowntown.com). The plan is the result of input from many community members at a series of meetings held in 2021 and 2022. Many steps will need to be taken to bring the vision for downtown to fruition, but the top priority objectives are shown on this map.





# HOUSING DIVERSITY (+ AFFORDABILITY)

- Consolidates **RESIDENTIAL** districts
  - R-6, R-8, R-10 → R-6
  - R-15, R-20 → R-15
- Makes it easier to built on **NONCONFORMING RESIDENTIAL LOTS**
  - By-right (no variance needed)
  - Reduced setbacks



Courtesy Julian Jackson

# HOUSING DIVERSITY (+ AFFORDABILITY)

- Converts R-3 into a MIXED-RESIDENTIAL district
  - Single-family, duplex, triplex, quad, live-work, cottage courts
- Reduces minimum house size
  - 1,050 sf to 750 sf
- Allows new housing types in some districts





**WALK-UPS (3 OR 4 UNITS)**  
**R-3, R-4, CBD, MX, HOC**





# COTTAGE COURTS

R-3, R-4, R-6, CBD, MX





# ACCESSORY DWELLINGS ALL DISTRICTS





# HISTORIC & CULTURAL RESOURCES

- Creates **VOLUNTARY** ways to protect local character
  - Parking relief
  - Relaxed zoning standards
  - Residential in historic homes in the Office and Business (O) district





# ENVIRONMENTAL SUSTAINABILITY

- Supports compact development
  - Building in existing areas
- Updates Urban Forest and Tree Conservation
  - New standards for single-family residential
  - Updated general requirements
- Expands stormwater compliance options
  - But does not change requirements





# ENVIRONMENTAL SUSTAINABILITY

- Creates outdoor lighting standards



Courtesy Wikimedia

**THANK YOU!**