

Zoning Ordinance Of, The City Of Albany, Georgia & Dougherty County

Title Two District Regulations & Requirements

This article defines the purpose and intent of the zoning districts established by this ordinance. The intent of all districts is to promote the most desirable use of land in accordance with the Comprehensive Development Plan. Arterial, local, and other streets referenced in this section are defined by the local Transportation Plan. Uses referenced in this section are examples only; specific uses allowed in each district are defined in Title II, Article 2 Table of Permitted Uses.

• **C-R, COMMUNITY RESIDENTIAL MULTIPLE-DWELLING DISTRICT.** The Community Residential Multiple-Dwelling District is a pedestrian-oriented district, intended to permit residential use of land with various types of multiple dwellings and related uses, including townhouses, duplexes and apartment buildings; and at the intersection of an arterial and collector street, to permit limited sidewalk-oriented commercial uses of a type and size that will primarily serve walking patrons from nearby residences. Pedestrian access from adjacent areas and within the district is promoted through generous, safe, convenient, and shaded pedestrian sidewalks along all streets, and primary entrances to dwelling units are primarily oriented to streets, rather than parking lots. It is intended that this district be located near major streets for good accessibility and traffic control, designed to complement adjacent single-family areas, built to meet the needs of the different age and family groups in the community by providing various types and sizes of residential accommodations for ownership and rental, and properly planned with adequate facilities and services so as not to not overtax existing community facilities, utilities, or services.

It is also the intent of this district to provide sufficient size areas for multiple dwelling developments and to allow reasonable flexibility in design and orientation for a multifamily structure or group of structures on a given site. The maximum height and floor area requirements may be increased where such increases are determined by administrative variation of the Director of Planning and Development Services to have no adverse traffic, visual or other impacts on adjacent or nearby single-family or two-family residential districts. All Multiple-Dwelling District developments shall include common open space and recreation areas that are visible from development streets. The use of a gridded development pattern with multiple outlets to arterial and collector streets is encouraged to further enhance safe and efficient pedestrian and vehicular access.

• **C-7, MIXED-USE PLANNED-DEVELOPMENT DISTRICT.** The Mixed-Use Planned-Development District is established to provide for large developments that include a compact, compatible, and complementary mixture of residential, office, commercial, cultural, institutional, and governmental uses in a walkable, pedestrian-friendly environment. Pedestrian access from adjacent areas and within the district is promoted through generous, safe, convenient, and tree-shaded pedestrian sidewalks along all streets. Buildings have primary pedestrian entrances on public sidewalks facing the street. Off-street parking is located to the side or rear of buildings. Vehicular access, parking and service areas are arranged to promote a safe, smooth traffic flow and minimize pedestrian and vehicular conflicts.

The purpose of this district is (1) To encourage flexible, creative and sustainable approaches to a range of development opportunities within a pedestrian-oriented mixed-use district; (2) To provide effective solutions to transportation and parking problems, including private, public, motorized bicycle and pedestrian; (3) To promote citizen interaction and a sense of community; (4) To provide economic, convenient and efficient provision of sufficient public services; (5) To preserve significant natural features of the land; and (6) To develop in a manner compatible with other land in the vicinity.

• **M-1, RESTRICTED INDUSTRIAL DISTRICT.** The Restricted Industrial District is intended only for those specific businesses that contain on-site any of the adverse effects of manufacturing, including noise, dust, smoke, vibrations and odors, and any other adverse effects, and which assemble or fabricate manufactured products that are ready for retail sale. Processing of certain types of agricultural products is allowed in the district provided that all other requirements are met. Firms that utilize substantial quantities of water in manufacturing are not permitted in the district. Industrial uses permitted in the M-1 zoning district do not necessarily require rail frontage.

In addition to the assembling and fabricating functions mentioned above, commercial establishments that provide business services oriented specifically to local industrial establishments or to their employees are also allowed. Certain commercial uses having an open storage or open operations characteristic, though not necessarily industrial in character, are also allowed in the M-1 District.

FOR ALL ZONING INFORMATION <https://www.albanyga.gov/home/showpublisheddocument/596/636461292099070000>