

AN ORDINANCE 11-109  
ENTITLED  
AN ORDINANCE ESTABLISHING THE  
RIVERFRONT DISTRICT AS AN OVERLAY  
DISTRICT; REPEALING PRIOR  
ORDINANCES IN CONFLICT AND FOR  
OTHER PURPOSES.

WHEREAS, the City of Albany has previously (through Ordinance 07-124) provided for the promotion of the health, safety and general welfare by the creation of a special Riverfront District bounded by and including properties along both side of the follow demarcation lines or streets: Radium Springs Road/Broadway to the East, Mercer Alley to the South, Jefferson Street to the West and Residence Alley to the North; and

WHEREAS, the City of Albany desires to establish regulations so as to control design and certain uses so as to enhance the visual appearance and pedestrian environment of the Riverfront District as well as to establish a process for variance/appeals in the Riverfront District; and

WHEREAS, the required Public Hearing as regards the instant ordinance has been properly concluded,

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Albany, Georgia and it is hereby ordained by authority of same, the Albany Dougherty Zoning Ordinance (09-102) is amended as follows:

SECTION 1. A new **Article 10: Overlay Zoning District Within the City of Albany** is added to **Title II, District Regulations and Requirements**. A copy of the new Article 10 is attached hereto and incorporated herein by reference.

SECTION 2. **TITLE III, Miscellaneous Regulations**, is hereby amended so that the terms "Riverfront District" and "Downtown Riverfront District" are hereby deleted and

substituted in their place is the term "Riverfront Overlay District".

SECTION 3. Sec. 1.32-B of Title III, Miscellaneous Regulations in its present form is hereby deleted and inserted in its place:

B. At least two (2) off-street parking spaces shall be provided for each single-family residence. However, property located within the Central Business District, but not within the boundaries of the Riverfront Overlay District, is exempt from this requirement.

SECTION 4. Title II, Article 6, Sec. 6.02-2 presently has only one sentence. There is added thereto the following:

To ensure compatibility with adjacent development, discretionary variances may be granted for infill lots, which include variations in lot area and yard requirements; and general sidewalk, parking, screening, building façade, and landscaping requirements. Compatible infill development will be determined on the following factors: lot size; building spacing, size, height and height transition, and orientation; setback; massing; scale; roof shapes and orientation; presence of like elements of residential or storefront design; building materials; and colors.

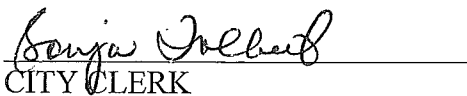
SECTION 5. Title III, Article 4, Sec. 4.02 D and E are amended by substituting "Riverfront Overlay District" wherever the phrase "Riverfront District" appears.

SECTION 6. Title III, Article 2, Sec. 2.01-N is amended by substituting "Central Business District" wherever the phrase "Downtown Riverfront District" and "River Front District" appears.

SECTION 7. All Ordinances, or parts of Ordinances, in conflict herewith are repealed.

  
MAYOR

ATTEST:

  
CITY CLERK

Adopted: June 28, 2011

Introduced By Commissioner: Christopher Peke  
Date(s) read: June 28, 2011