

2/20/14

**AN ORDINANCE AMENDING SECTION 701 OF
THE GUYTON CITY ZONING ORDINANCE, RELATING TO
FENCES AND SIMILAR STRUCTURES AS TO PROVIDE FOR HEIGHT
RESTRICTIONS IN CERTAIN ZONES, TO PROVIDE PROCEDURES AND FOR
OTHER PURPOSES.**

Pursuant to the Home rule Authority and Charter Authority vested in the Mayor and Council of the City of Guyton, Georgia, from and after the effective date hereof, the City of Guyton Code of Ordinances is hereby amended as follows:

1. Section 701 A of The City of Guyton Zoning Ordinance is hereby amended by adding thereto, a new sub-section to be designated sub-section 9 to read as follows:

“(9) No fence erected in any residential district in The City of Guyton shall exceed 4 ft in height at the front of any lot or 8 ft in height at the side or rear of any lot. All fences shall be constructed of lattice or other similar see through materials, except that upon the approval of Council, a solid or privacy fence may be constructed.”

2. Section 701 A of The City of Guyton Zoning Ordinance is hereby further amended by adding thereto, a new sub-section to be designated sub-section 10 to read as follows:

“(10) Variances from these fence restrictions may be granted by City Council upon the filing of a proper application with the Planning Commission and a payment of an application fee of \$35.00.

In considering every variance thereunder, the Planning Commission and the Council shall apply the following criteria:

*amended
09/2014
now \$50.*

1. The location of the lands.
2. The size of the lot or tract involved.
3. The current zoning of the lands.
4. Any proposed re-zoning of the lands.
5. The current use or uses of the lands.
6. Any proposed use or uses of the lands.
7. The accessibility of the lands to emergency vehicles.
8. The probability or the unprobability of the need for emergency services .
9. The zoning of surrounding property.
10. The current use of surrounding properties.
11. Any impact on surrounding property values or uses.
12. The long range plan of The City of Guyton.
13. The compatibility or incompatibility of the proposed fence
14. Any other provision related to the public health, safety or welfare of the City of Guyton.”

3. Section 701 A of The City of Guyton Zoning Ordinance is hereby further amended by adding thereto, a new sub-section to be designated sub-section 11 to read as follows:

“(11) Every fence erected within The City of Guyton shall fully comply with all set-backs and other requirements for the district in which it is located and shall further fully comply with Section 714 of this Ordinance.”

4. Except as specifically amended herein, said Ordinance to remain unamended.

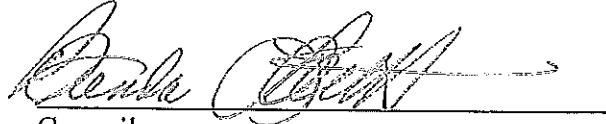
5. This Ordinance shall become effective on the 12th day of June, 2012.



Mayor




Councilperson




Councilperson



Councilperson



Councilperson

ATTEST: 

Clerk

{SEAL}

Approved this _____ day of _____, 20____, by Planning commission after submittal to and consideration by said body on _____ in compliance with Section 701 of the City of Guyton Zoning Ordinance.

CITY OF GUYTON, GEORGIA

By: _____

Chair of Planning Commission

Attested by: _____

Vice Chair of Planning Commission

STATE OF GEORGIA

COUNTY OF EFFINGHAM

AN ORDINANCE TO AMEND THE ORDINANCE DATED AUGUST 9, 1994, KNOWN AS "THE CITY OF GUYTON, GEORGIA ZONING ORDINANCE," AS AMENDED, TO EXPAND THE DEFINITION OF "DAY CARE CENTER" TO INCLUDE ADULT DAY CARE FACILITIES

THE COUNCIL OF THE CITY OF GUYTON, GEORGIA HEREBY ORDAINS AS FOLLOWS:

WHEREAS, the City of Guyton ("City") adopted on August 9, 1994, the City of Guyton, Georgia, Zoning Ordinance ("City Zoning Ordinance"), regulating zoning and other related matters within the corporate limits, and establishing a Planning Commission as the review board for many matters that arise under the City Zoning Ordinance; and

WHEREAS, citizens have petitioned the City Council to modify the existing definition of "day care center" under the current City Zoning Ordinance to include adult day care; and

WHEREAS, the City Council wishes to grant said request through amendment of the City Zoning Ordinance; and

WHEREAS, proper and timely public hearings have been held in compliance with the Georgia Zoning Procedures Law; and

WHEREAS, this Ordinance has been submitted to and approved by the Planning Commission of the City of Guyton on Feb. 23, 2010, in compliance with Section 1101(2) of the City of Guyton Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GUYTON, GEORGIA:

Section 1: The ordinance, entitled the "City of Guyton, Georgia, Zoning Ordinance" ("City Zoning Ordinance"), adopted on August 9, 1994, as amended, is hereby re-adopted in its entirety, excepting the following revisions, additions, or deletions:

- a) Section 402(22) is amended by striking it in its entirety, and inserting in lieu thereof the following:

"(22) DAY CARE CENTER. (a) Any place, including a kindergarten, used for the daytime care or education of five (5) or more children under eighteen (18) years of age where the children's parents or guardians are not residents of the premises, or (b) any facility, but excluding nursing homes, used for the daytime care of three (3) or more adults (persons over eighteen (18) years of age) with physical or mental limitations that restrict their abilities to perform the normal activities of daily living and impede independent living, and where said adults are not full-time residents of the premises.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall become effective immediately upon its approval at second reading.

PASSED AND APPROVED THIS 9th DAY OF March, 2010. (First Reading).

PASSED AND APPROVED THIS 23rd DAY OF Feb., 2010. (Second Reading).

CITY OF GUYTON, GEORGIA

By: Michael A. Garvin
Michael A. Garvin, Mayor

ATTEST: Debra Scruggs
Debra Scruggs, City Clerk [City Seal]

Approved this 23rd day of February, 2010, by Planning Commission after submittal to and consideration by said body on Feb 23 2010 in compliance with Section 1101(2) of the City of Guyton Zoning Ordinance.

CITY OF GUYTON, GEORGIA

By: Diana Hicklen

Chair of Planning Commission

Attested by: J. M. P. [Signature]

Vice Chair of Planning Commission

STATE OF GEORGIA

COUNTY OF EFFINGHAM

AN ORDINANCE TO AMEND THE ORDINANCE, KNOWN AS THE "THE CITY OF GUYTON, GEORGIA ZONING ORDINANCE", AND TO AUTHORIZE ADMINISTRATIVE PROCEDURES FOR BUILDING CODE ENFORCEMENT

THE COUNCIL OF THE CITY OF GUYTON, GEORGIA HEREBY ORDAINS AS FOLLOWS:

WHEREAS, the City of Guyton ("City") adopted an Ordinance setting forth zoning and building regulations, known as "THE CITY OF GUYTON, GEORGIA ZONING ORDINANCE" (the "Ordinance"); and

WHEREAS, the City wishes to continue to promote the public health, safety, and general welfare of its citizenry by such regulation; and

WHEREAS, the City has set forth requirements for the issuance of a building permit; and

WHEREAS, the City has developed and used administrative procedures developed to enforce building codes enforced by the City of Guyton pursuant to state law or local ordinance; and

WHEREAS, pursuant to state law (O.C.G.A. Sections 8-2-25 and -26), the City enforces certain construction codes adopted and amended by the Georgia Department of Community Affairs, including the Standard Building Code (International Building Code), 2000 Edition, and CABO 1 and 2 Family Dwelling Code (International Residential Code), 2000 Edition; and

WHEREAS, certain areas within the City are experiencing growth, including residential and commercial development, at an accelerated rate; and

WHEREAS, construction projects which require a building permit from the City are usually for residential and commercial construction projects which produce considerable construction debris and trash; and

WHEREAS, new construction sites may not have sanitary facilities available for construction workers:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GUYTON, GEORGIA:

Section 1: The ordinance, entitled "THE CITY OF GUYTON, GEORGIA ZONING ORDINANCE", is hereby re-adopted in its entirety, excepting the following revisions, additions, or deletions:

The following new Section 902.1 is added as follows:

"Section 902.1. Administrative Procedures for Building Code Enforcement.

- (a) The Planning and Zoning Director and/or Building Official is authorized to use any administrative procedures developed and in use as of January 1, 2005, to enforce any building codes enforced by the City of Guyton pursuant to state law or local ordinance.
- (b) Residential Building Code Enforcement. The City authorizes the continued use of the Administrative Procedures for Residential Building Code Enforcement (“residential administrative procedures”) in use as of January 1, 2005, for residential building code enforcement in the City; a true and accurate copy of said residential administrative procedures is attached as Exhibit “A” hereto and incorporated herein by reference.
- (c) Construction Site Debris and Sanitary Facilities.
 - a. Any Administrative Procedures for Residential Building Code Enforcement shall include the following requirements as to construction site debris and sanitary facilities:
 - i. The Building Official shall require for each building permit that is issued, a construction debris dumpster to be placed on each construction site prior to the beginning of framing of the building or structure on said site.
 - ii. The Building Official shall require for each building permit that is issued, a portable toilet located on the construction site prior to the beginning of slab or foundation work.
 - iii. The Building Official at his or her discretion may authorize an exemption to the requirements of this policy when alternative acceptable debris dumpster and sanitary facilities (i.e. portable toilets) are available. Such exemption shall be in writing, and a copy of such exemption provided to the contractor and/or lot owner. The Building Official may allow contiguous lots to share a debris dumpster and/or portable toilet at his or her discretion.
 - iv. For any building permit issued after the effective date of this policy, the Building Official shall issue a cease and desist order to the holder of any building permit which is not in compliance with this section. Additionally, the holder of any building permit not in compliance with the construction debris dumpster requirement provided herein may be prosecuted under the City solid waste ordinance (i.e., “An Ordinance Regarding Solid Waste Management for the City of Guyton, Georgia,” dated July 9, 2002).”

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall become effective immediately upon its approval at second reading. Such ordinance has been (1) reviewed and approved by the Department of Community Affairs pursuant to the Georgia Uniform Codes Act (O.C.G.A. Section 8-2-25(c)), and (2) submitted to and

voted upon by the City Planning Commission pursuant to the City of Guyton, Georgia Zoning Ordinance, Section 1101(2).

PASSED AND APPROVED THIS 13th DAY OF June, 2005. (First Reading).

PASSED AND APPROVED THIS 12th DAY OF July, 2005. (Second Reading).

CITY OF GUYTON, GEORGIA

By: Michael A. Garvin
Michael A. Garvin, Mayor

ATTEST: Debra M. Scruggs
Debra Scruggs, City Clerk

[City Seal]

Approved as to legal form
Theodore T. Carellas, P.C.

Theodore T. Carellas
City Attorney

COPY

**AN ORDINANCE TO ADOPT VARIOUS STANDARD CODES RELATING TO
INSPECTION ACTIVITIES OF THE CITY OF GUYTON AND ENFORCEMENT
OF BUILDING PROVISIONS AS PROVIDED IN SAID CODES**

THE COUNCIL OF THE CITY OF GUYTON HEREBY ORDAINS:

Section 1: WHEREAS, it is the desire of the City of Guyton to adopt, in all respects, the various Standard Codes relating to amusement devises, building, fire prevention, gas, housing, mechanical, plumbing and swimming pools, and

WHEREAS, the adoption of these codes is done to facilitate proper inspection activities by the City of Guyton relating to construction and to maintenance of buildings within said City of Guyton and relating to public safety, health and general welfare, and

WHEREAS, the City of Guyton believes that these codes have been previously adopted by the City but cannot locate written record of said adoption and, consequently, now wishes to readopt these codes,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GUYTON that the following codes are hereby adopted by reference as though they were copied herein fully:

- Standard Amusement Device Code - 1985 Edition
- Standard Building Code - 1994 Edition
- Standard Existing Buildings Code - 1988 Edition with 1991/1994 Revisions
- Standard Fire Prevention Code - 1994 Edition
- Standard Gas Code - 1994 Edition
- Standard Housing Code - 1994 Edition
- Standard Mechanical Code - 1994 Edition
- Standard Plumbing Code - 1994 Edition
- Standard Swimming Pool Code - 1994 Edition
- Standard Unsafe Building Abatement Code - 1985 Edition

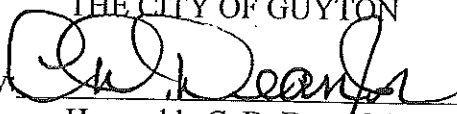
Section 2. BE IT FURTHER ORDAINED BY THE CITY OF GUYTON that any matters in said codes which are contrary to existing Ordinances of the City of Guyton shall prevail and any existing Ordinances to the contrary are hereby repealed to the extent only to which they may conflict herewith.

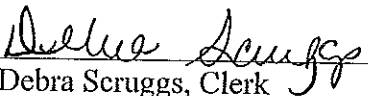
Section 3. BE IT FURTHER ORDAINED that within said codes, when reference is made to the duties of a certain official named therein, that designated official of the City of Guyton who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of said code are concerned.

Section 4. BE IT FURTHER ORDAINED that this ordinance shall take effect and be in force from and after its passage, the public welfare requiring it.


PASSED AND APPROVED BY the City of Guyton, on the 11 day of APRIL, 2000, 2000 (FIRST READING) and on the 9 day of MAY, 2000 (SECOND READING).

THE CITY OF GUYTON

By:  (L.S.)
Honorable C. D. Dean, Mayor

Attest:  (L.S.)
Debra Scruggs, Clerk

APPROVED AS TO LEGAL FORM:


THEODORE T. CARELLAS
ATTORNEY, CITY OF GUYTON

05-00A
INSPECTIONS & BUILDING
ENFORCEMENT

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

AMENDMENT TO CORRECT THE CITY OF GUYTON, GEORGIA
ZONING ORDINANCE

WHEREAS, after public hearing, the City Council for the City of Guyton, with the approval and recommendation of the City Planning Board, has determined that an error in the City of Guyton Zoning Ordinance should be corrected.

NOWHEREFORE, upon due consideration in conformity with the requirements of the zoning ordinance and the City Charter, the following amendment to correct the error in the zoning ordinance is hereby adopted, to wit:

All references in the Zoning Ordinance for the City of Guyton, Georgia, to the allowance of manufactured housing and/or mobile homes predating 1976 are hereby deleted and in lieu thereof, the zoning ordinance shall read as follows, to wit:

“No building permit shall be issued for any manufactured housing, mobile home, and/or modular home exceeding 10 years of age.”

The ordinance shall be deemed corrected and all provisions pertinent hereto shall be interpreted to conform to this correction, including specifically, but not limited to, the following specific provisions, to wit: Items 37, 38, and 39 on page 9; Article 6, Section 601, Item D on page 16; Section 604, item B-1 on page 21; Section 606 items A and C pages 24 - 27.

The clerk is directed to enter this corrective amendment into the public record and provide that the amendment is disclosed in the zoning ordinance itself.

APPROVED this 12th day of ^{May} ~~June~~, 1998 by the Mayor and Council of the City of Guyton.

ATTEST

Debra M. Neidinger
City Clerk

[Signature]
Mayor

(SEAL)

First Reading: April 14, 1998

Second Reading: May 12, 1998

STATE OF GEORGIA

)

COUNTY OF EFFINGHAM

)

)

AN ORDINANCE AMENDING THE ZONING ORDINANCE
GOVERNING NONCONFORMING BUILDINGS AND STRUCTURES

THE MAYOR AND ALDERMEN FOR THE CITY OF GUYTON do hereby ordain as follows:

SECTION 1

That Article _____, paragraph _____ of the Zoning Ordinance of the City of Guyton be amended by adding the words "(excluding mobile homes and trailers)" after the heading of the paragraph.

SECTION 2

That Article _____ of the Zoning Ordinance of the City of Guyton be amended by deleting the last paragraph of the section which reads as follows:

Non-conforming trailers or mobile homes located on a lot in any district when once removed shall not be relocated on such lot and shall not be replaced with another trailer or mobile home.

SECTION 3

That Article _____ of the Zoning Ordinance of the City of Guyton be amended by adding the following new section:

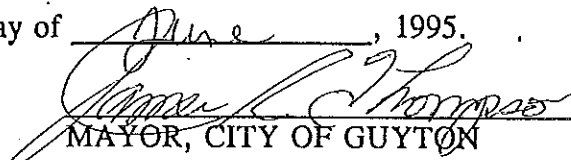
4.22.1 Non-conforming Mobile Homes: All non-conforming trailers or mobile homes when once removed may be replaced with another trailer or mobile home provided that all of the following stipulations are followed:

- a. The replacement unit will be an upgraded unit (newer, better condition more attractive, etc.).
- b. The replacement unit will adhere to section _____ Lot and Building Requirements of this Zoning Ordinance.
- c. The replacement unit will be located within thirty (30) days of the removal of the prior unit.
- d. The replacement unit will be owned and occupied by the same individual as the prior unit.

SECTION 4

This Ordinance shall become effective immediately upon its passage by the Mayor and Aldermen for the City of Guyton.

ADOPTED this 13th day of June, 1995.


MAYOR, CITY OF GUYTON
EFFINGHAM COUNTY, GEORGIA

ATTEST:


CLERK OF COUNCIL

F:\PUBLIC\WP51\WARREN\ORDINANCE\AMD

06-95A
CITY ZONING
ORDINANCE
AMENDMENT