

Summary of Revisions to the 06-27-25 Public Hearing Draft UDO (v2)

This document describes the revisions made to the Forest Acres Unified Development Ordinance (UDO) since the Public Hearing Draft dated June 27, 2025. These revisions result from input received at the Planning Commission meeting held on July 15, 2025, and input received from City staff. This “version 2” describes three additional edits made on August 7, 2025, which are identified below.

In addition to the edits described below, the Public Hearing Draft UDO also incorporates minor edits to address formatting and typos and to update cross-references.

ARTICLE 2: ZONING DISTRICTS

- **Section 2.2.13: *Planned Development District (PDD)***
 - Clarified language pertaining to permitted and prohibited uses [§ 2.2.13(e)(3) and (4)].
 - Per recommendation of the Planning Commission, removed the following uses from list of uses prohibited in a PDD:
 - Lounges, taverns, beer and wine gardens or parlors and tasting rooms; and
 - Hotels and motels.
 - Clarified throughout Section 2.2.13 that minimum standards may be modified in an approved PDD.
 - Added allowance for mixed use structures to be up to 75 feet in height if the ground floor contains either parking or commercial uses.
- **Section 2.3: *Centers & Corridors Overlay District (CC-OD)***
 - Added C-3 District to list of districts subject to the CC-OD in the Forest at Beltline City Center Subdistrict (Table 2.3.3-1). [Revision added 08-07-25]
 - Clarified that drive-throughs and pick-up windows/areas are only allowed in the Downtown Forest Acres, Forest at Beltline City Center, and Mixed Use Corridor Subdistricts, and they are prohibited in the Office-Residential and Covenant Crossing Neighborhood Center Subdistricts.
 - Clarified in 2.3.6(c) that drive-throughs and pick-up windows/areas are only allowed if allowed by the base zoning district. [Revision added 08-07-25]
 - Revised allowance for existing buildings in the Office-Residential Corridor Subdistrict that exceed 7,500 sf to maintain their existing GFA when bringing the building into compliance would require reduction of the existing GFA by more than 35% (previous draft said 50% [§ 2.3.8(b)]).

ARTICLE 3: USE REGULATIONS

- **Section 3.2.2: *Principal Use Table***
 - Corrected classification of Government Facility land use from permitted to conditional in C-5 and added cross-reference to use conditions.
 - Clarified that a short-term rental is a conditional use in residential districts.
 - Added Country Club as a permitted use in P-1.

- Added Outdoor Athletic Courts as a conditional use in all zoning districts. Added use conditions in § 3.3.11.
- Clarified Junkyards are a prohibited use by adding a row to the use table and a statement in the use conditions (§ 3.3.19).
- **Section 3.3.2: Adult or Sexually Oriented Businesses**
 - Clarified who can suspend a permit and for how long [§ 3.3.2(f)].
- **Section 3.3.11: Recreational & Entertainment Uses**
 - Per recommendation of the Planning Commission, revised use conditions for Outdoor Athletic Courts used for the sport of pickleball.
- **Section 3.3.13: Retail Uses**
 - Removed location requirement for businesses engaged in the sale of alcohol, vaping, tobacco, or CBD products for consistency with addition of use conditions for Smoke & Vape Shops.
- **Section 3.3.14: Short-Term Rentals**
 - Added requirement that contact information for the owner or agent is filed with the City, kept up to date, and provided to neighbors [§ 3.3.14(b)].
 - Added amortization provision for existing short-term rentals [§ 3.3.14(d)].
- **Section 3.3.19: Warehouse, Storage, & Distribution Uses**
 - Clarified that the listed materials are prohibited on the exterior of structures.
- **Section 3.4.3: Accessory Use Table**
 - Added Outdoor Athletic Courts as a conditional accessory use in all zoning districts. Added use conditions in § 3.5.9.
- **Section 3.5.6: Homesharing**
 - Added amortization provision for existing short-term rentals [§ 3.5.6(e)].

ARTICLE 5: ENVIRONMENTAL PROTECTION

- **Section 5.4.6: Fee-in-Lieu (Open Space)**
 - Deleted.

ARTICLE 9: NONCONFORMITIES & VESTED RIGHTS

- Added a new Section 9.5.6 with a cross-reference to amortization provisions for short-term rental and homesharing uses.
- Added a new Section 9.5.7 with a cross-reference to amortization provisions for smoke and vape shop uses. [Revision added 08-07-25]

ARTICLE 11: RULES OF INTERPRETATION & MEASUREMENT

- **Section 11.1.3: Interpretation of Zoning Map**
 - Clarified treatment of accessory uses [§ 11.1.3(e)].

ARTICLE 12: DEFINITIONS & ACRONYMS

- **Section 12.3: Definitions**
 - Changed term “tattoo establishment” to “tattoo facility” to align with State statute.