

Summary of Revisions to the 08-07-25 Public Hearing Draft UDO (Version 2)

This document describes revisions made to the Forest Acres Unified Development Ordinance (UDO) since the Public Hearing Draft dated August 7, 2025. These revisions result from input received during the City Council public hearing held on August 12, 2025; the September 9, 2025, City Council meeting; the October 21, 2025, Planning Commission meeting; and from City staff.

At its September 9 meeting, the City Council discussed potential changes to the boundary of the Office-Residential Corridor Subdistrict in the Centers & Corridors Overlay District (CC-OD), as well as the proposed requirement for trash containers at short-term rental properties to be screened from view. The Council specifically requested the Planning Commission's input on these two items.

At its October 21 meeting, the Planning Commission unanimously recommended:

- Maintaining the boundary of the Office-Residential Corridor Subdistrict in the CC-OD as shown in the September 4 draft of the UDO;
- Eliminating the requirement to fence or screen trash containers at short-term rental properties;
- Revising the requirement for a short-term rental business license to align with the recently adopted revisions to the City's Business License Ordinance; and
- Approval of all revisions listed in this Summary of Revisions.

All changes shown in the UDO Public Hearing Draft dated October 31, 2025, are listed below.

ARTICLE 2: ZONING DISTRICTS

- **Section 2.3: Centers & Corridors Overlay District (CC-OD)**
 - Revised CC-OD boundary map to remove the lot at 3646 Valley Road from the overlay district.
 - Removed C-4 District from the list of districts subject to the CC-OD in the Downtown Forest Acres and Forest at Beltline City Center Subdistricts (Table 2.3.3-1).
 - Revised the calculation of 50% improvement from assessed value to market value to align with the City's Flood Damage Prevention Ordinance [Section 2.3.4(b)].

ARTICLE 3: USE REGULATIONS

- **Section 3.3.14: Short-Term Rentals**
 - Corrected footnote #50 to clarify that short-term rentals are allowed in both commercial and residential districts. (Note the footnotes are provided for context during the UDO review process. They will be removed from the adopted UDO.)
 - As recommended by the Planning Commission, revised Section 3.3.14(c)(3) to cross-reference the City's Business License Ordinance rather than specify that a business license is required to operate one or more short-term rentals. Including a cross-reference ensures this section always aligns with the Business License Ordinance.

Otherwise, the City would need to amend this section if the business license requirement changes in the future.

- As recommended by the Planning Commission, eliminated the requirement to fence or screen trash containers.

ARTICLE 5: ENVIRONMENTAL PROTECTION

- **Section 5.4.3: *Minimum Amount of Open Space Required***
 - Deleted Paragraph (b) which was a cross-reference to the fee-in-lieu provisions. The fee-in-lieu provisions were removed in a previous draft.

ARTICLE 9: NONCONFORMITIES & VESTED RIGHTS

- **Section 9.4.2: *Changes to a Nonconforming Structure***
 - Clarified that calculation of 50% improvement uses the value of the structure prior to construction of the repair or alteration (Section 9.4.2(b)(1)c).