

AN ORDINANCE TO AMEND THE LIBERTY COUNTY UNIFIED DEVELOPMENT ORDINANCE TO INCLUDE PROVISIONS FOR COMPACT SINGLE-FAMILY DWELLINGS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY LAW.

WITNESSETH:

WHEREAS, one of the purposes of the Liberty County Unified Development Ordinance (UDO) to protect the public health, safety and general welfare of individuals and the community; and

WHEREAS, the UDO does not allow single-family lots under 8,000 square feet except in a Planned Unit Development which has a 10-acre minimum lot size;

WHEREAS, the UDO does not allow single-family lots accessed by private drives or common areas;

WHEREAS, small single-family lots that are less than 8,000 square feet and which could be accessed by private drives or common areas would provide a diverse and affordable housing option which will further the purposes of the UDO;

NOW AND THEREFORE, the Riceboro Mayor and Council hereby adopts the amendments below which shall become effective upon adoption.

Add the following abbreviations to **Article 802 Abbreviations**:

CSFD – Compact single-family dwelling

SFD – Single-family dwelling

Add the following definition to **Article 803 Definitions**:

Dwelling, single-family compact – A single-family dwelling similar in size and shape of a townhouse but which does not have a vertical common wall with another dwelling unit. The compact single-family dwelling has its own front and rear access to the outside and is on a separate lot. The term is synonymous with “compact home.”

Amend Section 203-1 [Residential Districts] Purpose, subsection D as follows (new text is underlined red and deleted text is ~~stricken through and gray~~):

- D. **ATR, Attached Residential.** This district is established to provide housing at densities greater than that seen in the single-family districts by allowing for the development of attached residential types, including townhouses, duplexes, condominiums, and other ~~attached high-density detached~~ styles of dwelling units. ~~with the intent to provide housing at density greater than that seen in the single-family districts.~~ This district provides a choice in housing types in the community where such dwellings would be compatible with existing development and is suggested to be used in areas that are appropriate for higher density residential units. ~~This district is intended to be used to provide attached residential, whether through subdivision of property or in-fill development.~~

Amend Table 203.2 Schedule of Uses – Other Residential Districts, as follows (new text is underlined red and deleted text is ~~stricken through and gray~~):

Table 203.2 - Schedule of Uses - Other Residential Districts

USE	ATR	MFR	MHP	Notes
Conventional Residential				
Single-Family Residential <u>Dwelling</u>	P	P		Excludes manufactured homes in Hinesville
<u>Compact Single-Family Dwelling</u>	<u>P</u>	<u>P</u>		<u>See Sec. 302-20.</u>

Amend Table 203.3 Lot Standards - Residential Districts, as follows (new text is underlined red):

Table 203.3 - Lot Standards - Residential Districts (cont'd)

District	Housing Type	Min Lot Area (SF)	Min Lot Width (Ft)	Front Setback (Ft)	Rear Setback (Ft)	Side Setback (Ft)	Side Street Setback (Ft)	Max Height (Ft)
ATR & MFR	SFD	8,000	60	20	15	10	20	35
	<u>CSFD</u>	<u>2,400</u>	<u>24</u>	<u>20</u>	<u>20</u>	<u>5</u>	<u>20</u>	<u>35</u>
	Town House	2,000	20	20	20	10	20	35
	Duplex	8,000	70	25	20	10	25	35
	Apts. or Condos	8,000	70	20	15	20	20	50

Amend Section 203-3 Lot Standards, subsection B, as follows (new text is underlined red):

B. Other Special Standards

1. If a lot is located on the radius of a cul-de-sac, the minimum lot width may be reduced by 10%.
2. All lots abutting an arterial or collector street shall have a minimum front setback of 35 Ft.
3. For town homes and attached single-family dwellings, there is no side setback requirement between attached units.
4. For CSFD, the side setback may be less than 5 ft. provided there is a min. 10 ft. between buildings. If less than 5 ft. to a property line, the structure will require compliance with applicable fire separation distance requirements.

Amend Table 204.1 Schedule of Uses – Commercial Districts, as follows (new text is underlined red):

Table 204.1 - Schedule of Uses - Commercial Districts							
USE	C-1	C-2	C-3	OI	IC	DD	Notes
Conventional Residential							
Single- and two-family dwelling						P	
<u>Compact single-family dwelling</u>						<u>P</u>	<u>See Sec. 302-20.</u>

Amend Section 204-4 Lot Standards, subsection B, as follows (new text is underlined red):

B. Other Special Standards

1. A minimum 35-foot front and side yard building setback is required when abutting an arterial or collector street in all districts except C-1.
2. A minimum 20-foot side setback is required for corner lots in all districts except C-1.
3. For townhouses and compact single-family dwellings, the applicable lot and special standards in Sec. 203-3 shall apply.

Add Section 302-20 Compact Single-Family Dwellings (CSFD) as follows:

Sec. 302-20 Compact Single-Family Dwellings (CSFD)

- A. CSFD shall only be allowed as a subdivision of not more than 10 acres and shall comply with all provisions herein. All references below to "subdivision" shall mean a subdivision with CSFD.
- B. All subdivisions shall be governed by a funded property owners' association.
 1. The property owners' association shall maintain all yards, to include but not limited to mowing the grass, landscaping and clean-up of debris and trash.
 2. The Covenants, Conditions and Restrictions for the subdivision shall grant the property owners' association the right to maintain all yards as provided herein whether said yard is in an easement, common area or conveyed to a purchaser.
- C. The subdivision shall consist primarily of CSFDs but may also include some townhouses.
- D. To promote and enhance the aesthetic appeal of the development, the CSFD should emphasize harmonious visual relations but avoid monotony of design. Building elevations of the CSFD and color renderings shall be included with the preliminary subdivision review submittal. Design of the CSFD shall be approved by the governing authority concurrent with the preliminary plat.
- E. The subdivision shall have at least one but not more than 2 direct accesses to an existing public street unless additional accesses are required by the fire official. All lots within the subdivision shall have access to an existing public street but not directly.

- F. Streets in the subdivision may be private. If the streets are not public or if there are no streets but, rather, driveway access throughout the development similar to an apartment complex, the Covenants, Conditions and Restrictions for the subdivision shall designate the streets and/or driveway access within the subdivision as private and the property owners' association shall be responsible for their maintenance.
- G. The required parking is 2 parking spaces for each CSFD and 1 guest space for every 4 CSFD, all of which shall be provided within the subdivision. The parking spaces for the CSFDs may be on the CSFD lots, on-street (outside of the travel lanes or driveway accesses) and/or in one or more dedicated parking lots. The guest parking may be on-street or in a dedicated parking lot. All parking spaces that are not on a CSFD lot shall have an access easement for the lots within the subdivision and shall be owned and maintained by the property owners' association.
- H. All subdivisions shall be served by public water and sewer systems; community water and sewer systems are not permitted.
- I. All subdivisions shall provide at least one useful (i.e., not a strip of land, detention area or wetland) common area which is a min. of 0.01 ac. per lot in the development.
- J. There shall not be a CSFD subdivision adjacent to another CSFD subdivision.

*** end of amendments ***

APPROVED this _____ day of _____, 2026, by the Mayor and Council of the City of Riceboro, Georgia

Christopher Stacy, Mayor

Louise Brown, Mayor Pro Tem

Timothy Akra, Councilmember

David Miller, Councilmember

John Young, Councilmember

ATTEST:

Malinda McIver, City Clerk