

TO BOLDLY ZONE WHERE ZONING HAS NOT BEEN BEFORE

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CITY OF NICHOLLS ZONING CODE

- Nicholls had **NEVER BEFORE** had zoning
- **Estimated Population 3,583**
- **~769 non-institutionalized residents (the remainder are inmates)**
- **279 households; 175 families**
- **41% of families living in poverty; 72% of children living in poverty**







KEEP OUT

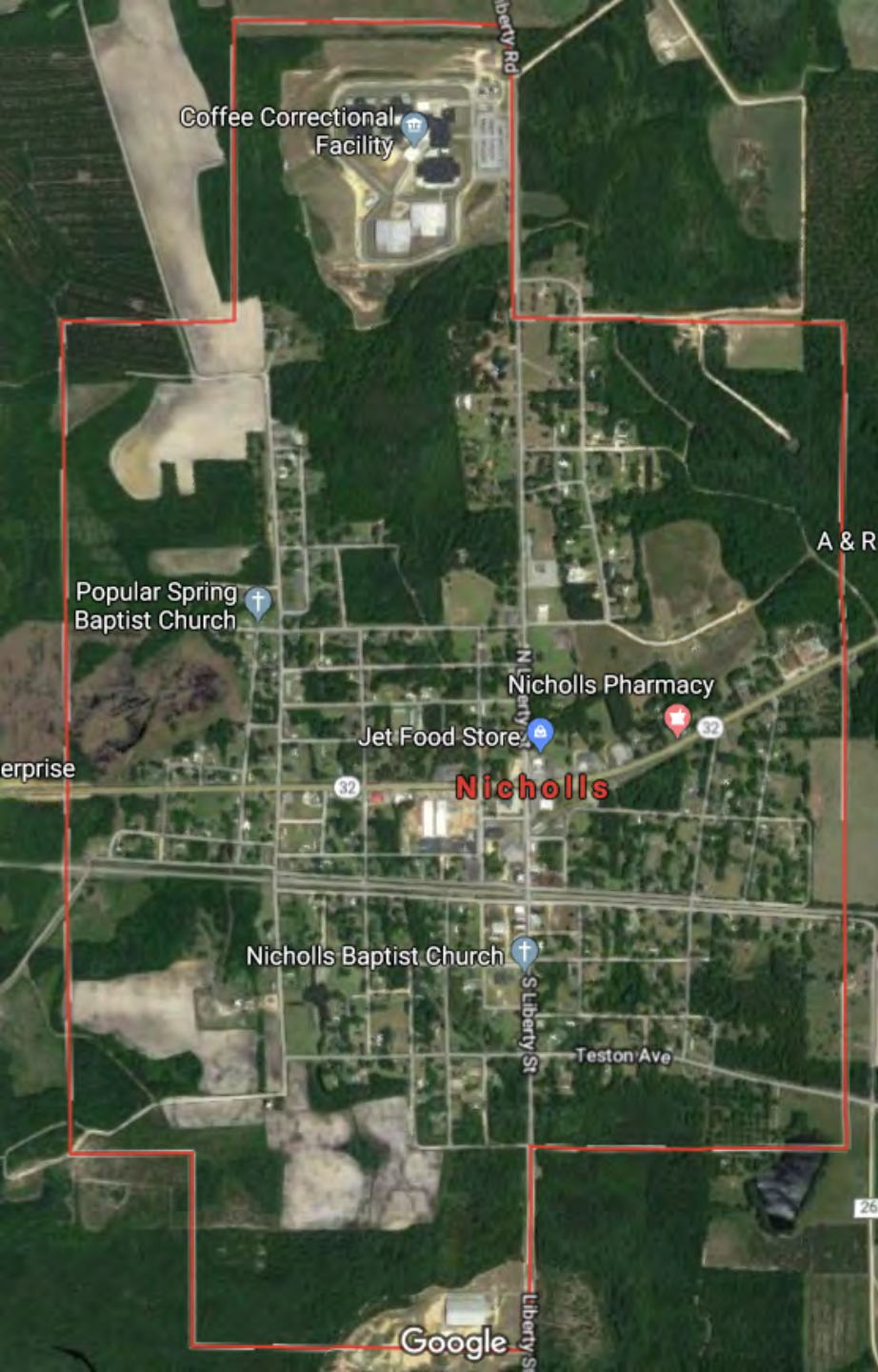
STARNES

GREEN MAILBOX



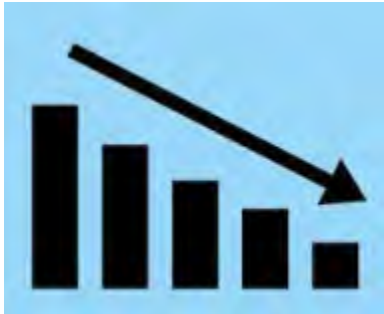






- **58% of housing units are owner-occupied**
- **40% of housing units are mobile homes**
- **92% of housing stock was built before 2000. 49% was built before 1980.**
- **Estimated 22% population decline since 2013.**

In sum:



Population decline



Poverty



Mobile homes



Aging housing stock



Limited work opportunities



Existing cottage industries and neighborhood businesses



To address this set of issues, an innovative approach was used.

10 Principles:

1. Create a zoning ordinance that will improve the local economy (encourage investment) and not place a financial burden on residents



Standards for manufactured homes

Requirement to face parallel to street



2. Create a user-friendly ordinance that is usable by the people who are going to enforce it and readable by city residents



**ZONING CODE
FOR THE
CITY OF
NICHOLLS, GEORGIA**



ADOPTED
July 22, 2019



Prepared by:
sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

- **Code is 36 pages total**
- **Sections:**
 - **General provisions (includes definitions)**
 - **Permitted uses**
 - **Development standards**
 - **Sign regulations**
 - **Subdivision regulations**
 - **Administration and procedures**
 - **Legal status provisions**

3. Limit the number and complexity of the zoning districts created

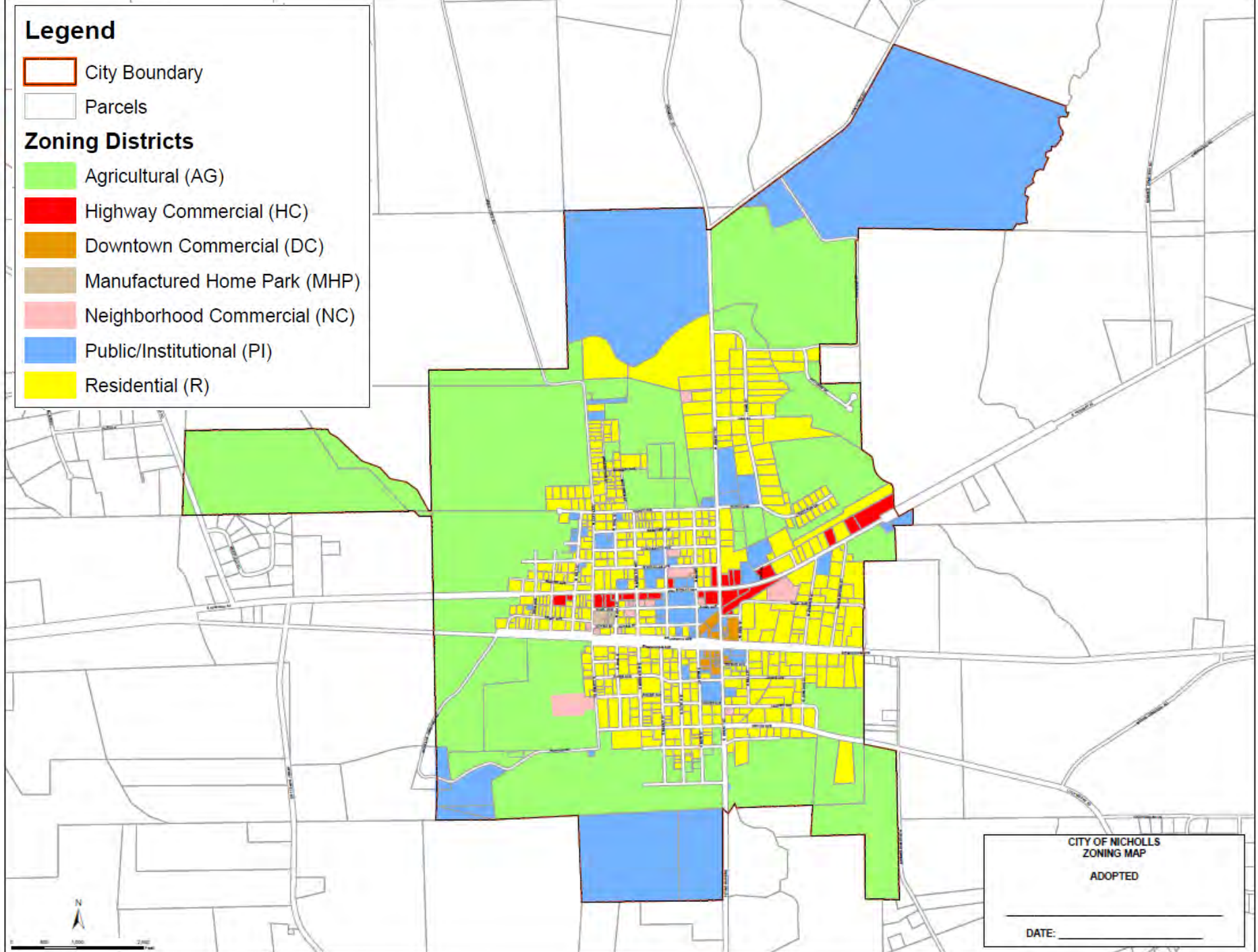
- **Districts:**
 - **Agricultural**
 - **Residential**
 - **Manufactured Home Park**
 - **Public/Institutional**
 - **Highway Commercial**
 - **Downtown Commercial**
 - **Neighborhood Commercial**
 - **Industrial**

Legend

-  City Boundary
-  Parcels

Zoning Districts

-  Agricultural (AG)
-  Highway Commercial (HC)
-  Downtown Commercial (DC)
-  Manufactured Home Park (MHP)
-  Neighborhood Commercial (NC)
-  Public/Institutional (PI)
-  Residential (R)



CITY OF NICHOLLS
ZONING MAP
ADOPTED

DATE: _____



0 1000 2000

4. Limit the number and complexity of uses in the use table

City of Nicholls Zoning Code – ADOPTED – July 22, 2019

2-1.4 Table of Permitted Uses

This section lists the uses that are permitted in the zoning districts in the City of Nicholls.

Table 1. Table of Permitted Uses

P = Permitted, SE = Special Exception, blank cell = Not Permitted

Uses	AG	R	MHP	HC	NC	DC	PI	I	AC
Residential Uses									
Single-family (front door must face street)	P	P		SE	P				
Two-family (duplex) (front door must face street)	SE	SE		SE	SE				
Multi-family (front door must face street)		SE		SE	SE	SE			
Manufactured Home (front door must face street)	SE	SE	P		SE				
Mobile Home (not permitted, see Definitions)									
Modular Home (front door must face street)	P	P		SE	P				
Accessory Dwelling Unit (attached or detached)	SE	SE			SE				
Loft Apartment						P			
Accessory Structures or Uses (other than dwelling units)	P	P		P	P	P	P	P	
Public/Institutional Uses									
Government Buildings				P	P	P	P		
Religious Facilities	P	P		P	P	P	P		
Educational Facilities (such as schools and libraries)		P			P	P	P		
Day Care Centers		P		P	P		P		
Cemetenes	P						P		
Utilities (such as water, sewer, electric, solar, natural gas)	P	P	P	P	P	P	P	P	
Public Parks / Outdoor Recreation (includes playgrounds)	P	P	P	P	P	P	P	P	
Communication Tower / Facility	P	SE	SE	P	SE	P	P	P	
Personal care homes	SE	SE		SE	SE	SE			
Assisted living facilities	SE	SE		SE	SE	SE			
Animal shelters							P		
Commercial Uses									
Retail Store	P	SE		P	P	P			
Wholesale Trade	SE			P				P	
Home-based Businesses	P	P		SE	P				
Restaurant	SE	SE		P	P	P			
Bar, Lounge, Nightclub, Liquor Store	SE			P		SE		SE	
Studios (such as arts, music, yoga, martial arts)		P		P	P	P			
Professional Offices (such as accountants, lawyers)	P	SE		P	P	P	P		
Medical Offices (such as doctors, dentists, veterinarians)	SE			P	P	P	P		
Personal Services (such as barbershops, nail salons, laundry services)	P	SE		P	P	P			
Commercial Recreation (such as bowling alleys, roller skating rinks, theaters)	P			P	SE	P			
Car Wash	P			P	P	P			
Automotive Repair Shop (Outside storage of vehicles or equipment prohibited)	P			P	SE	P			

City of Nicholls Zoning Code – ADOPTED – July 22, 2019

Uses	AG	R	MHP	HC	NC	DC	PI	I	AC
Equipment/Appliance Repair Shop (Outside storage of materials or equipment prohibited)	P	SE		P	P	P			
Gas Station				P					
Bed & Breakfast Lodging	P	P			P	P			
Hotel/Motel	P			P					
Funeral Home	P	SE		P	P	P			
Mini-Storage / Self-Storage	SE			P	P	P		P	
Adult Entertainment									P
Agricultural Uses									
Agricultural & Farm Operations (Crops, Livestock & Specialties)	P								
Agricultural Manufacturing (such as chemicals, food & similar products, lumber & wood products except furniture)								P	
Agricultural Processing, Sales, Indoor and Outdoor Storage	P							P	
Agricultural Services	P								
Agricultural Retail (such as farm equipment & related accessories, road side farm stand)	P			P		P			
Concentrated animal feedlot operations (CAFO)	SE								
Commercial Greenhouse	P								
Fishing, Hunting	P								
Forestry	P								
Kennels	SE								SE
Plant Nurseries	P			P		P			
Riding Stables (2-acre minimum)	P								
Growing of Gardens	P	P	P	P	P	P	P	P	P
Industrial Uses									
Light Manufacturing (must not impose excessive noise, vibration, odor, dust or other offensive effects on the surrounding area)									P
Warehouses									P
Bulk Storage Yards, Junkyards, Salvage Operations									P
Mining & Extraction									SE
Landfills & Recycling Facilities									SE
Other Uses									
Uses not listed in this table	SE	SE	SE	SE	SE	SE	SE	SE	SE

5. Aim for the permitted uses to be highly flexible

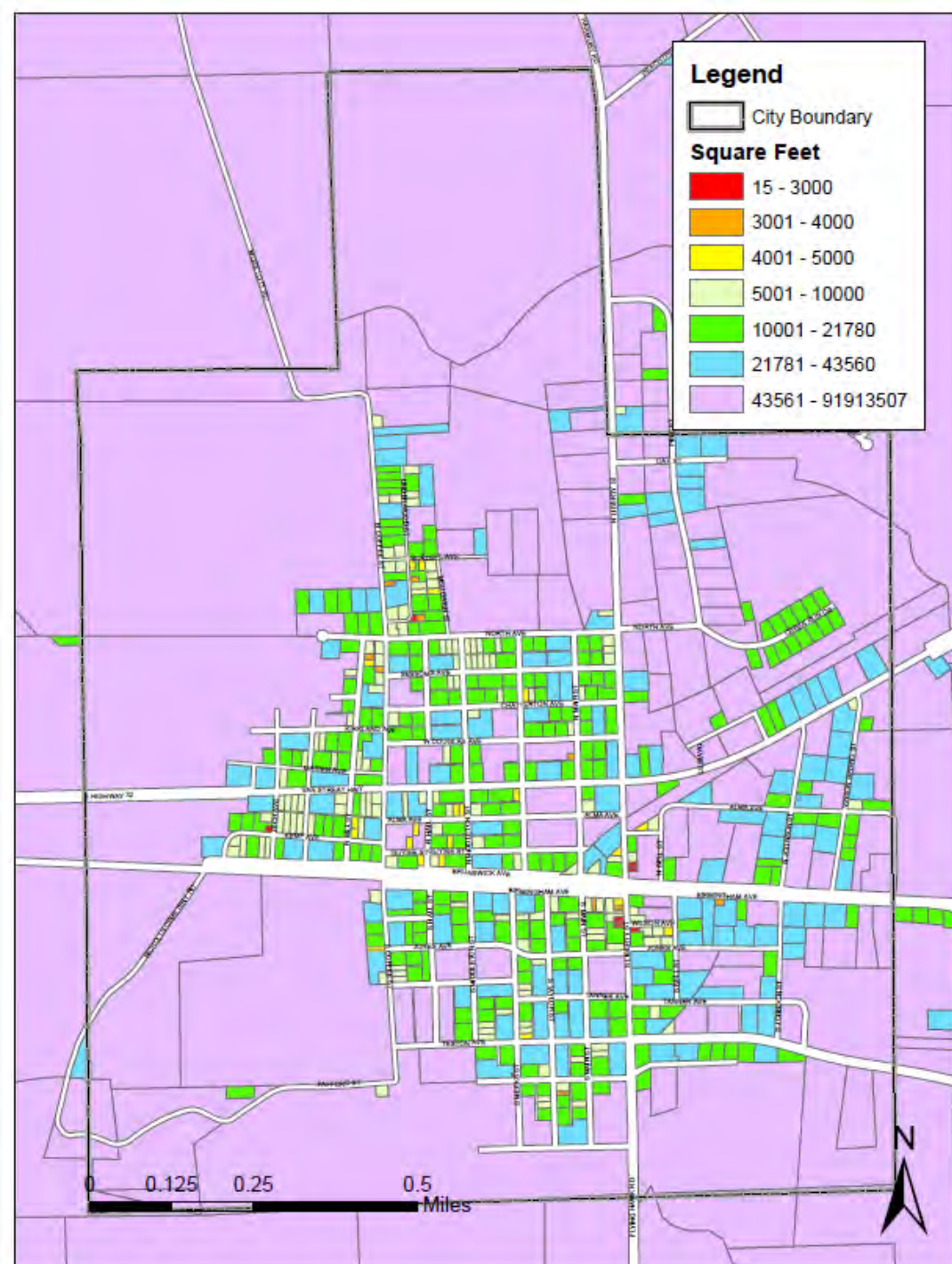
Uses	AG	R	MHP	HC	NC	DC	PI	I	AC
Commercial Uses									
Retail Store	P	SE		P	P	P			
Wholesale Trade	SE			P				P	
Home-based Businesses	P	P		SE	P				
Restaurant	SE	SE		P	P	P			
Bar, Lounge, Nightclub, Liquor Store	SE			P		SE		SE	
Studios (such as arts, music, yoga, martial arts)		P		P	P	P			
Professional Offices (such as accountants, lawyers)	P	SE		P	P	P	P		
Medical Offices (such as doctors, dentists, veterinarians)	SE			P	P	P	P		
Personal Services (such as barbershops, nail salons, laundry services)	P	SE		P	P	P			
Commercial Recreation (such as bowling alleys, roller skating rinks, theaters)	P			P	SE	P			
Car Wash	P			P	P	P			
Automotive Repair Shop (Outside storage of vehicles or equipment prohibited)	P			P	SE	P			

6. Avoid creating non-conforming lots and uses



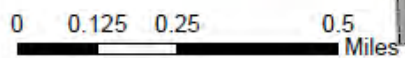
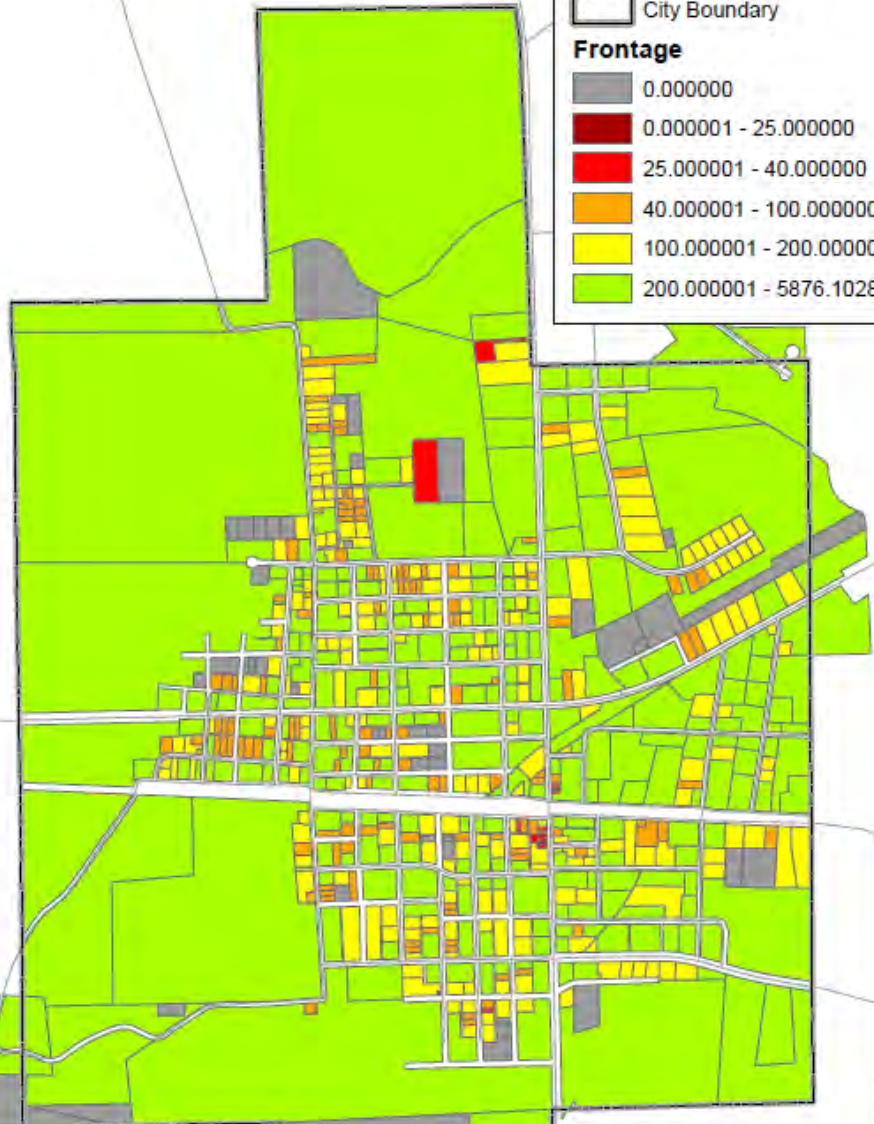
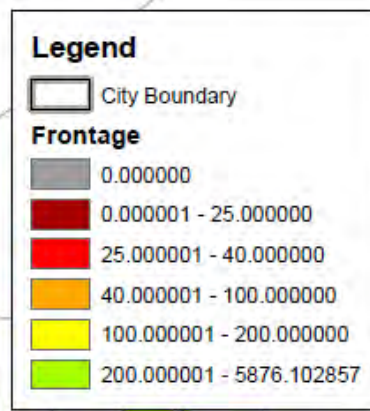
Analyze parcel area

- Avoid the creation of non-conforming lots.
- Many lots are under 5,000 sf.
- 10,000 sf minimum lot size for development is very common in nearby cities, and has led to major problems.



Analyze road frontage

- Many lots have less than 100 feet of frontage.
- Some lots have no frontage because the road hasn't been developed.



7. Encourage affordable housing with a low floor area requirement

Table 2. Dimensional Requirements

District	Minimum Lot Size (square feet)	Minimum Road Frontage (feet)	Setbacks (feet, measured from parcel boundary)			Minimum Floor Area Per Dwelling Unit
			Front / side @ corner	Side	Rear	
Agricultural	1 acre	100	20	20	20	800
Residential	2,000 per dwelling unit	40	10	5	10	400
Manufactured Home Park	3 acres	100	20	20	20	800
Highway Commercial	4,000	60	30	0	0	400
Neighborhood Commercial	2,000 per dwelling unit	40	10	5	10	400
Downtown Commercial	0	0	0	0	0	400
Public/ Institutional	0	0	0	0	0	n/a
Industrial	1 acre	100	20	20	20	n/a
Adult Commercial	1 acre	100	20	20	20	n/a





DEAD
END

8. Preserve local businesses, especially those in residential neighborhoods that might typically get “zoned out.”

(Preserve walkability; 17% of households have no vehicle available)





9. Preserve "cottage industries" (home-based businesses)

(Avoid interfering with residents' way of life)



10. Downtown Commercial zoning district should aim for revitalization; Highway Commercial district should account for future road widening.



Process

- **Initially the leaders had been against zoning**
- **SGRC offered to help multiple times over a few years**
- **10 meetings with the community**
- **Code was adopted July 22**
- **Too early to tell outcome; evaluate in a few years**