

ORDINANCE NO. 25-005
**AN ORDINANCE TO AMEND THE CITY OF AUBURN ZONING ORDINANCE
TO ADD A NEW SECTION 17.60.214 SINGLE FAMILY OWNER OCCUPANCY
TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT
HEREWITH; AND FOR OTHER PURPOSES**

WHEREAS, the City has adopted and maintained a comprehensive Zoning Ordinance; and

WHEREAS, changes in development patterns, proposed land uses, infrastructure and other matters warrant reviewing and updating portions of the Zoning Ordinance; and

WHEREAS, the Rowen development adjacent to the City proposes to create workspace for hundreds of new jobs, workers and potential residents inside the City; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City to review and evaluate the current Zoning Ordinance in view of current development trends and future land use plans in and near the City; and

WHEREAS, the City has undertaken and completed such review and evaluation; and

WHEREAS, as a part of that review process, the Planning Commission and City Council have conducted public hearings in accordance with Georgia law seeking comment on the amendments and updates to the Zoning Ordinance; and

WHEREAS, the City's Code Enforcement Officer, Police Officers and staff frequently encounter issues related to property maintenance; and

WHEREAS, the proposed amendment related to rental units is intended to promote and encourage property ownership as a civic virtue and good citizenship, a path to economic advancement, and a mechanism for ensuring property maintenance and promotion of increasing property values; and

WHEREAS, amendment provides a balancing of interests by allowing for reasonable accommodation for some rental units in a manner which is economically and racially neutral;

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens and businesses within the City to amend the Zoning Ordinance as outlined herein:

NOW THEREFORE, THE COUNCIL OF THE CITY OF AUBURN HEREBY ORDAINS THAT the following Subsection 17.60.214 is adopted as follows:

17.60.214 Single Family Owner Occupancy

The provisions of this subsection shall apply to each new subdivision or development consisting of more than five (5) residential lots in the AG, R-100, PUD, PSV, RM-D or CCD district. Prior to the issuance of any building permit, the owner or developer shall record with the Clerk of Superior Court a declaration of restrictive covenants providing for a mandatory homeowners' or property owners' association. The declaration of restrictive covenants of the mandatory owners' association shall include a statement limiting the number of leased or rented homes to no more than ten percent (10%) of the total number of units in the development. The declaration shall also require owners wishing to lease their property to obtain a written permit from the owners' association prior to renting or leasing.


This ordinance shall be adopted effective immediately upon approval by the Mayor and City Council.


All other and further ordinances and parts of ordinances not in conflict with the foregoing subsection shall continue in full force and effect.

If any portion of this ordinance is determined by a court of competent jurisdiction to be invalid or unenforceable, the rest and remainder of this ordinance shall continue in full force and effect.

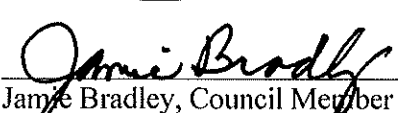
SO ORDAINED this ____ day of June, 2025.


Richard E. Roquemore, Mayor

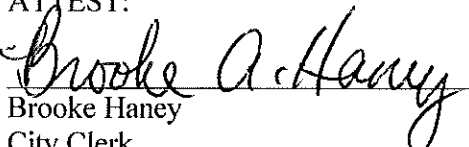

Joshua Rowan, Council Member


Taylor J. Sisk, Council Member


Robert Vogel, Council Member


Jamie Bradley, Council Member

ATTEST:


Brooke Haney
City Clerk