

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA  
WITH RESPECT TO RM ZONE DENSITY FOR LOTS OF RECORD; AND FOR OTHER  
PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. Section 9-8-3 of the Code of Athens-Clarke County, Georgia, entitled "General regulations," is hereby amended by deleting the wording of footnote 1 and inserting in lieu thereof the following wording, so that it now reads as follows:

**"Sec. 9-8-2. – General Regulations.**

<sup>1</sup> For the purposes of calculating RM density, unit values are determined by counting the number of bedrooms, as defined in Chapter 9-2, using the following method:

Studio/1 bedroom = 1 unit.

2 bedrooms = 2 units.

3 bedrooms = 3 units.

4 bedrooms = 4 units.

If the result of this calculation yields a fractional unit amount, only the whole number portion of the unit measurement shall be used to determine the total development density.

No more than 25% of the total number of dwellings within a multifamily development shall have four or more bedrooms per dwelling unit.

Lots of record existing prior to December 7, 2010 and proposed lots on subdivision plats submitted for approval prior to December 7, 2010 with calculated density less than three bedrooms shall be eligible to contain a maximum of three bedrooms provided that the lot meets the minimum lot size of 5,000 sq. ft. All other lots existing prior to December 7, 2010 which do not meet the minimum 5,000 sq. ft. lot size shall be eligible to contain a maximum of two bedrooms.

For subdivisions of two or more acres and five lots or more, in lieu of individual lot density calculation, the maximum density allowed for the entire development shall be calculated by multiplying the number of bedroom units allowed per gross acre by the total development acreage."

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Adopted the 1 day of  
December, 2020  
G. S. Atte  
Clerk of Commission

Approved the 4 day of  
December, 2020  
R. Kelly  
Mayor