

**RESOLUTION
TO ADOPT AMENDMENTS TO THE
UNIFIED DEVELOPMENT CODE OF THE CITY OF BOGART, GEORGIA**

WHEREAS, the City of Bogart Mayor and City Council have adopted a Unified Development Code on August 12, 2024; and

WHEREAS, it is necessary to make certain Amendments to the Unified Development Code (UDC): to amend UDC Articles II and III with Amendments attached hereto as "Exhibit A;" and

WHEREAS, on December 8, 2025, this amendment was presented and discussed at a public hearing conducted by the City of Bogart Mayor and City Council;


NOW THEREFORE, be it resolved that the City of Bogart Mayor and City Council adopts the amendments to the Unified Development Code of the City of Bogart, Georgia, which are attached hereto in said "Exhibit A" and incorporated herein by reference, to become effective on adoption; and


BE IT FURTHER RESOLVED, that the Oconee County Planning Director is directed to make the changes set forth in Amendments to the Code of the City of Bogart, Georgia, as provided for in said "Exhibit A" and to renumber any such sections, paragraphs, or pages as are necessary to reflect said amendments; and

BE IT FURTHER RESOLVED, that the Unified Development Code of the City of Bogart, Georgia, as Amended, is hereby Ratified, Confirmed and Readopted as of this **December 8, 2025.**

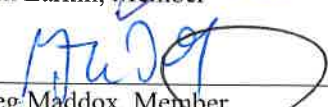
CITY OF BOGART MAYOR AND CITY COUNCIL

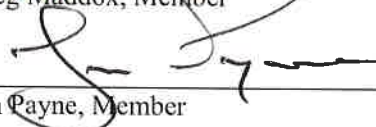
BY:


Janet Jones, Mayor



David Kilpatrick, Member


John Larkin, Member


Greg Maddox, Member


Jon Payne, Member

ATTEST:


Grace Martin
Clerk, City of Bogart

Oconee County Memorandum

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Planning and Code Enforcement Department

DATE: December 2, 2025

TO: City of Bogart Mayor and Council

FROM: David Webb, AICP, Planning Manager

CC: Grace Martin, City Clerk
Michael Pruett, City Attorney
Guy Herring, Director of Planning & Code Enforcement

RE: Bogart UDC Amendments- 2025

Attached are the requested UDC amendments for review and action at the December 8, 2025, Mayor and Council Meeting. The attached amendments if adopted will result in the following actions.

1. Section 205.04.d (Principal uses that are allowed by right in the R-1 zoning district) and Table 2.1 (Principal Uses Allowed by Zoning District): Amendment to allow for administrative review and approval of a 5-lot split in the R-1 zoning district.
2. Section 304.01-Foundation: This amendment will align the Bogart UDC with the Oconee UDC on where and how slab-on-grade construction is allowed for residential dwellings.

- Support Activities for Forestry
- Bed-and-Breakfast Inns
- Golf Course, with or without a Country Club
- Horse Riding Stables, Private
- Show Arenas for Horses (including Accessory Barns)
- Community Scale Churches and Other Places of Worship
- Carpentry Shop, Woodworking
- Temporary Event: Religious Assemblies
- Private Schools: Kindergarten, Elementary and Secondary
- Private Schools: Junior Colleges
- Private Schools: Colleges and Universities
- Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions

Sec. 205.04. R-1 Single Family Residential District.

- a. Purpose and intent of the R-1 zoning district.
 - (1) The R-1 Single-Family Residential District is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets and to protect the orderly future development of land in accordance with comprehensive development plans for the City.
 - (2) This Zoning District is intended primarily for one-family residences and related uses at low suburban residential densities on land which is served by public water and/or sewer systems. The development of lots in this District is also permitted with septic tanks provided that the placement of each such septic tank shall be approved by the Oconee or Athens-Clarke Health Department.
- b. Uses allowed in the R-1 zoning district.
 - (1) Principal uses that are allowed by right are listed in Sec. 205.04(d) and on Table 2.1
 - (2) Principal uses that are allowed by Special Use approval are listed in Sec. 205.04(e) and on Table 2.1.
 - (3) Accessory uses that are allowed by right or by Special Use approval are listed on Table 2.2.
- c. Special provisions applicable to the R-1 zoning district.

Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.1 and Table 2.2, and are contained in Article 3 of this Development Code.
- d. Principal uses that are allowed by right in the R-1 zoning district are as follows:
 - Forestry and Logging
 - Single-Family Detached: Site-Built or Modular Home
 - Recombination Plat
 - Minor Subdivision: 2-Lot Split
 - Minor Subdivision: 5-Lot Split
 - Major Subdivision: Traditional Subdivision
 - Neighborhood Recreation Center that is a part of and serves a residential development but located on a separate lot.

Table 2.1: Principal Uses Allowed by Zoning District

NAICS Ref.	PRINCIPAL USES	CBD	AR-3	AR	R-1	R-2	R-3	M-H	OIP	B-1	B-2	OBP	I	See Sec:
	Religious Retreat (with no buildings or additions to be constructed)	S												336
623	Residential Lofts in Mixed-Use Building	S								S	S			305
6231	Nursing and Residential Care Facilities:													
6231	Nursing Care Facilities						S		A			S		
6232	Residential Mental Retardation, Mental Health and Substance Abuse Facilities								S					
623311	Continuing Care Retirement Community						S		A					
623312	Assisted Living Facility						S		A					
6239	Personal Care Homes, Family (up to 6 under care)		S			A	A		A					332
6239	Personal Care Homes, Group (up to 15 under care)		S			S	A		A					332
6239	Personal Care Homes, Congregate (more than 15 under care)								A					332
	Subdivisions													
	Minor Subdivisions:													
	Recombination Plat	A	A	A	A	A	A	A	A	A	A	A	A	503
	Minor Subdivision: 2-Lot Split		A	A	A									503
	Minor Subdivision: 5-Lot Split		A	A	A									503
	Minor Subdivision: Large Lot Subdivision (minimum 25 acre lots)		A	A	A									503
	Major Subdivisions:													
	Traditional Subdivision	A	A	A	A	A	A		A	A	A	A	A	504
	Conservation Subdivision		A	A										505
	Manufactured Home Subdivision							A						329
	Recreational Vehicle (RV) Subdivision							S						329
	Administrative and Professional Offices													
55	Corporate Management Offices								A		A	A	A	
	Publishing and Information Technology:													
5111	Newspaper, Periodical, Book and Directory Publishers								A		A	A	A	
5112	Software Publishers								A			A		
51223	Music Publishers								A			A	A	
516	Internet Publishing and Broadcasting	A							A	A	A	A		
5181	Internet Service Providers and Web Search Portals	A							A	A	A	A		
	Credit and Financial Offices:													
5222	Credit Card Issuing and Sales Financing								A			A		
52231	Mortgage and Non-mortgage Loan Brokers								A			A		
52232	Financial Transactions Processing, Reserve and Clearinghouse Activities								A			A	A	

- (16) Primary metal industries;
 - (17) Fabricated metal products, except machinery and transportation equipment;
 - (18) Industrial and commercial machinery and computer equipment;
 - (19) Electronic and other electrical equipment and components, except computer equipment;
 - (20) Transportation equipment;
 - (21) Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks; and
 - (22) Miscellaneous manufacturing industries.
- b. Any facility that combusts coal or oil for the purpose of generating electricity for distribution in commerce.
 - c. Any refuse system regulated under federal law.
 - d. Wholesale establishments engaged in storing chemical or allied products, or petroleum terminals or bulk storage.
 - e. Businesses primarily engaged in solvents recovery services on a contract or fee basis.

Sec. 304.

Standards for single-family and two-family dwellings.

All single-family and two-family dwellings, including on-site built and industrialized housing and manufactured homes, shall meet or exceed the following requirements in order to be constructed, assembled, moved into, or relocated within the City of Bogart:

Sec. 304.01.

Foundation.

- a. The structure shall be attached to a permanent foundation constructed in accordance with the Building Code or State regulations, as applicable.
- b. Upon placement, all means of transportation, such as towing devices, wheels, axles, and hitches, shall have been removed.

- c. ~~The area beneath the ground floor manufactured homes shall be enclosed around the exterior of the structure with a foundation wall or a curtain wall constructed of finished masonry at least 4 inches thick, penetrated by openings only for installed vents, access doors, foundation drains, and other required features for the property function of appliances or equipment installed within the dwelling or directly adjacent to the dwelling. Penetrations through the foundation walls shall not compromise the structural integrity of the wall assembly. Skirting compliant with UDC Section 329.06 (b) (5) (c) may also be used.~~

The area beneath the ground floor manufactured homes shall either be a slab foundation or shall be enclosed around the exterior of the structure with a foundation wall or a curtain wall constructed of finished masonry at least 4 inches thick, penetrated by openings only for installed vents, access doors, foundation drains, and other required features for the property function of appliances or equipment installed within the dwelling or directly adjacent to the dwelling. Penetrations through the foundation walls shall not compromise the structural integrity of the wall assembly. Skirting compliant with UDC Section 329.06 (b) (5) (c) may also be used.

- d. ~~Slab foundations are allowed for additions if the existing dwelling has a slab foundation and has received a Certificate of Occupancy.~~

Where raised slab foundations are allowed the slab shall be at least 2 feet above the finished grade. This requirement shall not apply to additions to an existing dwelling.

- e. Each manufactured home shall have tie-downs or other devices securing the stability of the manufactured home and shall be installed in accordance with the requirements of the *Installation of Manufactured Homes and Mobile Homes* rules and regulations established and published by the Georgia Safety Fire Commission (O.C.G.A. 8-2-160 et. seq.)

- f. ~~All new single-family detached homes shall be constructed with either crawlspace or basement foundations.~~

All new single-family detached homes in Major Subdivisions (as defined in this UDC) or phases of a Major Subdivision that have a Final Plat approved after January 1, 2018 shall be constructed with either crawlspace or basement foundations. This requirement shall not apply to the following:

- 1) Age-Restricted Active Adult (55 and Older) Communities
- 2) Type A and Type B Life Plan Communities
- 3) Single-Family Detached homes in Minor Subdivisions (as defined in this UDC), on undivided acreage tracts, or in Major Subdivisions Phases having received a Final Plat prior to January 1, 2018.
- 4) Lots with existing predeveloped grades (as shown on the Land Disturbance Permit Application) with a maximum slope grade change of 5.0% in the building envelope.

Sec. 304.02. **Landings and Attached Garages.**

- (1) At each exterior door there must be a landing that is a minimum of 36 inches by 36 inches.
- (2) Single Family Detached homes shall have side entry for attached garages.