

MAYOR AND CITY COUNCIL OF THE CITY OF DANIELSVILLE

AN ORDINANCE OF CITY OF DANIELSVILLE, GEORGIA TO AMEND THE ZONING ORDINANCE FOR THE CITY OF DANIELSVILLE.

WHEREAS, the City of Danielsville wishes to make certain amendments to its zoning ordinance, located at Chapter 39 of the Danielsville Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DANIELSVILLE, GEORGIA, AND CHAPTER 39 OF THE CODE OF ORDINANCES OF THE CITY OF DANIELSVILLE IS AMENDED AS FOLLOWS:

7.1 A Agricultural District


This zoning district is composed primarily of limited agricultural activities in areas where compatible low density, rural, single-family residential development has occurred or is occurring. The regulations for this district are designed to provide the landowner an opportunity to engage in limited hobby type agricultural activities for personal use, with the exception of fresh fruits, flowers or vegetables raised on the property that may be sold to the public. A farm or farming operation shall not be found to be a public or private nuisance if the farm or farm operation alleged to be a nuisance conforms to generally accepted agriculture and management practices. The intent of this ordinance is to prevent the nonagricultural resident from encroaching on existing, approved, or projected expansion of farms or farming operations. The minimum lot size for the Agricultural District is 1 acre. The minimum size of any dwelling structure in the Agricultural District is 1200 square feet. All accessory agricultural buildings or structures to be used for storage or operations, not involving the housing of animals, when constructed or established must be at least 150 feet from any property line adjacent to a residential structure or zoning district. When a new residence is to be constructed on a neighboring property in proximity to any existing agricultural structure or operation for which separation is required by this section, but the existing structure or operation does not comply with such required distance, the new residence shall be separated from such structure or operation as follows: (1) Increase principle building setback one foot for each one foot as described above. (2) Setback increase waived if natural or structural buffer is provided for one-half foot of each one foot of required distancing as described above.

7.5 R1 Low-Density Residential District


The R-1 District is composed primarily of low density residential areas where similar developments appear likely to occur. The district is designed to encourage single-family development in a rural setting and certain uses allied to or customarily incidental to residential developments in a rural area. The minimum lot size in the R-1 District is 1 acre. The minimum size of a dwelling structure in the R-1 District is 1200 square feet.

THIS ORDINANCE AMENDMENT is hereby adopted this 24 Day of February, 2025.

**CITY OF DANIELSVILLE
MAYOR AND CITY COUNCIL**



Michael Wideman, Mayor



Kim Davis, City Clerk

[ATTEST]

