CITY OF EAST POINT
FULTON COUNTY, GEORGIA

AN ORDINANCE BY THE CITY OF EAST POINT, GEORGIA, TO AMEND PART 10 Zoning Code and
Development Regulations, Chapter 2 – Zoning Regulations, Article A.- Definitions and Article C. -
Zoning Text, District Classifications and Boundaries to establish provisions for Home-Stay Lodging
in the following Zoning Districts, AG (Agricultural); R-1 (Single-Family Dwelling); R-L (Residential
Limited Single Family Dwelling); R-1A (Urban Residential); R-2 (Two-Family Dwelling); R-3
(Multifamily Development); R-4 (Multifamily Development); R-T (Residential Townhouse); CR
(Commercial Redevelopment); CUP (Community Unit Plan); E-I (Educational Institutional); M-I
(Medical Institutional); MIX (Mixed Use) as a Permitted Use with Prescribed conditions; To Provide
an Effective Date and For Other Purposes

WHEREAS, the duly elected governing authority of the City of East Point, Georgia is the Mayor and
Council thereof; and

WHEREAS, the governing authority desires to amend the East Point Code of Ordinances Part 10,
Zoning Code and Development Regulations, Chapter 2, Article A Definitions and Article C of the Zoning Text,
District Classifications and Boundaries in order to provide defined terms for short term rental uses within the
City of East Point Zoning Ordinance and to allow Home-Stay Lodging as a permitted use within certain zoning
districts within the City of East Point; and

WHEREAS, the City has an interest in providing for the health, safety, and welfare of its residents;
and

WHEREAS, pursuant to the requirements of the Zoning Procedures Act and the East Point Code of
Ordinances, a properly advertised public hearing was held not less than 15 nor more than 45 days from the
date of publication of notice, and which public hearing was held on December 29, 2020; and
WHEREAS, after the public hearing held on December 29, 2020, the Mayor and City Council have determined that allowing Home-Stay Lodging as defined in the City of East Point Zoning Code and Development Regulations, as a permitted use in certain zoning districts would be in the best interest of residents, property owners, businesses and citizens of the City of East Point; and

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of East Point Georgia, and it is hereby ordained by the authority of same that the proposed amendments to Part 10 Zoning Code and Development Regulations, Chapter 2, Article A Definitions and Article C of the Zoning Text, District Classifications and Boundaries be amended as follows:

Section 1. Part 10 of the Zoning Code and Development Regulations, Chapter 2, Article A. Section 10-203.

- Definitions:

** Dwelling unit:** One (1) or more rooms together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease, and physically separated from any other housing unit which may be in the same structure and containing independent cooking and sleeping facilities for not more than one (1) family.

**Homestay Host:** a permanent, full-time resident of a residential property who is present during the homestay term for the entire time lodgers are staying on the property. The host may be temporarily absent from the property for purposes related to normal residential activities, such as shopping, working, attending classes, etc.; however, a host must be at the property overnight when lodgers are present.

**Homestay Lodging:** The business engaged in the rental of individual bedrooms within a dwelling unit that serves as a host’s principal residence, including any single-family or accessory apartment, that provides lodging for pay, for a maximum continuous period not to exceed twenty-nine (29) consecutive days, that does not include serving food, and to which the definition of family does not apply.

**Principal Residence:** The domicile where an individual has a true, fixed, permanent home and principal establishment, and to which place, whenever absent, the individual has the intention of returning. A principal residence is the one a person: 1) uses as his/her mailing address; and 2) uses the address on one of the following; his/her federal and state tax returns, military purposes, passport, vehicle registration, insurance policy, driver’s license, bank account, or any other bill or item that requires a response; and 3) occupies for at least one hundred eighty-three (183) days during a calendar year.

**Short Term Lodging:** an accommodation for transient guests where, in exchange for compensation, a dwelling unit is provided for lodging for a short period of time, not to exceed twenty-nine (29) consecutive days.
Section 2. Part 10 Zoning Code and Development Regulations, Chapter 2, Article C. Zoning Text, District

Classifications and Boundaries

Sec. 10-2060 AG-1 (Agricultural) (a) Permitted Uses
   (7) Home-Stay Lodging
      a.) Short Term License Required

Sec. 10-2061 R-1 (Single-Family Dwelling) (a) Permitted Uses
   (3) Home-Stay Lodging
      a.) Short Term License Required

Sec. 10-2062 R1-A (Urban Residential) (a) Permitted Uses
   (3) Home-Stay Lodging
      a.) Short Term License Required

Sec. 10-2063 R-L (Residential Limited Single-Family Dwelling (a) Permitted Uses
   (3) Home-Stay Lodging
      a.) Short Term License Required

Sec. 10-2064 R-2 (Two-Family Dwelling) (a) Permitted Uses
   (4) Home-Stay Lodging
      a.) Short Term License Required

Sec. 10-2065 R-3 (Multifamily Development) a) Permitted Uses
   (5) Home-Stay Lodging
      a.) Short Term License Required

Sec. 10-2066 R-4 (Multifamily Development) a) Permitted Uses
   (5) Home-Stay Lodging
      a.) Short Term License Required

Sec. 10-2068 CUP (Community Unit Plan) a) Permitted Uses
   (9) Home-Stay Lodging
      a.) Short Term License Required

Sec. 10-2069 R-T (Residential Townhouse a) Permitted Uses
   (3) Home-Stay Lodging
      a.) Short Term License Required
Sec. 10-2070 E-I (Educational Institutional) a) Permitted Uses
   (10) Home-Stay Lodging
      a.) Short Term License Required

Sec. 10-2071 M-I (Medical Institutional) a) Permitted Uses
   (17) Home-Stay Lodging
      a.) Short Term License Required

Sec. 10-2075 CR (Commercial Redevelopment) a) Permitted Uses
   (32) Home-Stay Lodging
      a.) Short Term License Required

Sec. 10-2076 MIX (Mixed Use) a) Permitted Uses
   (10) Home-Stay Lodging
      a.) Short Term License Required

Section 3. That all ordinances of parts of ordinances in conflict with this ordinance are hereby repealed to
the extent of such conflict.

Section 4. That if any section, subsection, paragraph, sentence clause, phrase or portion of this ordinance
is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be
deemed severable and such holding shall not affect the validity of the remaining portions hereof.

Public Hearing: 12/30/2020

First Reading: Waived

That this ordinance shall be effective on January 1, 2021.

SO PASSED AND APPROVED the 29th day of December 2020.

SPONSORED BY:

Deana Holiday Ingraham, Mayor

APPROVED AS TO FORM:

Brad Bowman, City Attorney

ATTEST:

Keshia McCullough, City Clerk

Home Stay STR Draft Ordinance

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