

1 CITY OF EAST POINT
2 FULTON COUNTY, GEORGIA

3
4 AN ORDINANCE BY THE CITY OF EAST POINT, GEORGIA, TO AMEND PART 10 Zoning Code and
5 Development Regulations, Chapter 2 – Zoning Regulations, Article A.- Definitions and Article C.-
6 Zoning Text, District Classifications and Boundaries to establish provisions for Whole-House
7 Lodging in the following Zoning Districts, R-1A (Urban Residential); R-2 (Two-Family Dwelling); R-3
8 (Multifamily Development); R-4 (Multifamily Development); R-T (Residential Townhouse) and CR
9 (Commercial Redevelopment) as a Permitted Use with Prescribed conditions; To Provide an
10 Effective Date and For Other Purposes

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

13
14 WHEREAS, the governing authority desires to amend the East Point Code of Ordinances Part 10,
15 Zoning Code and Development Regulations, Chapter 2, Article A Definitions and Article C of the Zoning Text,
16 District Classifications and Boundaries in order to provide defined terms for Whole-House Lodging within the
17 City of East Point Zoning Ordinance and to allow Whole-House Lodging as a permitted use within certain
18 zoning districts within the City of East Point; and

19
20 WHEREAS, the City has an interest in providing for the health, safety, and welfare of its residents;
21 and

22 WHEREAS, pursuant to the requirements of the Zoning Procedures Act and the East Point Code of
23 Ordinances, a properly advertised public hearing was held not less than 15 nor more than 45 days from the
24 date of publication of notice, and which public hearing was held on the 7th day of December, 2020; and

25
26 WHEREAS, after the public hearing held on December 7, 2020, the Mayor and City Council have
27 determined that allowing Whole-House Lodging as a permitted use in certain zoning districts would be in the
28 best interest of residents, property owners, businesses and citizens of the City of East Point.

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

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

6 A. Definitions be amended to add the following:

7 **Whole-House Lodging-** A business engaged in the rental of an entire dwelling unit that provides lodging for
8 pay, for a maximum continuous period of twenty-nine (29) days, that does not include serving food. Whole-
9 house lodging uses are exempt from the definition of "family."

10 Section 2. Part 10 Zoning Code and Development Regulations, Chapter 2, Zoning Regulations, Article C.
11 Zoning Text, District Classifications and Boundaries

12 **Sec. 10-2062 R1-A (Urban Residential) (a) Permitted Uses**

- 13 (4) Whole-House Lodging
- 14 a.) Short Term License Required
- 15 b.) Business License Required;

16 **Sec. 10-2064 R-2 (Two-Family Dwelling) (a) Permitted Uses**

- 17 (5) Whole-House Lodging
- 18 a.) Short Term License Required
- 19 b.) Business License Required;

20 **Sec. 10-2065 R-3 (Multifamily Development) a) Permitted Uses**

- 21 (6) Whole-House Lodging
- 22 a.) Short Term License Required
- 23 b.) Business License Required;

24 **Sec. 10-2066 R-4 (Multifamily Development) a) Permitted Uses**

- 25 (6) Whole-House Lodging
- 26 a.) Short Term License Required
- 27 b.) Business License Required;

28 **Sec. 10-2069 R-T (Residential Townhouse a) Permitted Uses**

- (4) Whole-House Lodging
- a.) Short Term License Required
- b.) Business License Required;

Sec. 10-2075 CR (Commercial Redevelopment) a) Permitted Uses

- (33) Whole-House Lodging
- a.) Short Term License Required

b.) Business 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.

Section 5. That this ordinance shall be effective on **January 1, 2021.**

SO PASSED AND APPROVED this _____ day of _____ 2020.

SPONSORED BY:

Deana Holiday Ingraham, Mayor

APPROVED AS TO FORM:

ATTEST:

Brad Bowman, City Attorney

Keshia McCullough, City Clerk