

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: 8/7/25
Hearing Date: 8/21/25
Voting Date: 9/4/25

Department: Community Development **Presenter(s) & Title:** Tyler Peoples
Planning Tech

Agenda Item Title:

Discussion and Possible Action on Amendments to the Unified Development Code Land Use Table

Summary:

Staff are proposing an amendment to Table 102-4 "Land Use Table" to allow accessory dwelling units (ADUs) in RA-6 and PD zoning districts. This change is in relation to the text amendments to Section 104.02.02 of the Unified Development Code, also regarding accessory dwelling units (ADUs), which was unanimously approved by Council on August 21, 2025.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project: Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

Staff Recommendations:

Staff recommends approval to amend Table 102-4 "Land Use Table."

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:

Draft Ordinance to amend Table 102-4 of the Unified Development Code.

City of Canton
State of Georgia
County of Cherokee
Ordinance _____

ORDINANCE OF THE CITY OF CANTON

WHEREAS, the City of Canton is authorized by the constitution of the State of Georgia to adopt rules, regulations, laws, and ordinances protecting the public health, safety, and welfare of the citizens of the City.

WHEREAS, the City by and through its Mayor and Council have deemed it in the best interest of the health, safety, and welfare of the citizens of the City of Canton, to adopt an ordinance governing Zoning.

NOW THEREFORE, be it ordained by the Mayor and Council of the City of Canton, Georgia and it is hereby ordained by the authority thereof, that:

THE CITY OF CANTON CODE OF ORDINANCES, DEVELOPMENT CODE, CHAPTER 102, ZONING DISTRICTS and LAND USES, TABLE 102-4, LAND USE TABLE BE AMENDED AS FOLLOWS:

That, Accessory dwelling unit be amended to add “104.02.02” to the Additional Requirements by Section Number column, add P (Permissible) in the RA-6 column, remove M (Allowed upon Master Plan Approval) from the PD (Planned Development) column, and add P (Permissible) to the PD (Planned Development) column.

P - Permissible C - Conditional M - Allowed upon Master Plan Approval C/M - Allowed as Conditional Use upon Master Plan Approval Blank - Prohibited	Additional Requirements by section Number)	R-40	R-20	R-15	R-10	R-4	RA-6	RA-8	MHP	RM-15	PD	GC	CBD	O-I	L-I	SU
Accessory dwelling unit	104.02.02	P	P	P	P	P	P				M-P					

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

Should any section of provision of this ordinance be declared invalid of unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of the ordinance shall become and be made part of the Code of Ordinances, City of Canton, Georgia and the section of this ordinance may be renumbered to accomplish such intention.

This ordinance shall take effect and be in force on the date of approval appearing below, the public welfare demanding it.

The above ordinance was read and approved by the Mayor and Council this ____ day of _____, 2025.

Bill Grant, Mayor

Attest: _____
Annie Fortner, City Clerk

Approved as to form and content:

Robert M. Dyer, City Attorney

Ordinance No. _____

First Reading _____

Adopted by Council _____

Approved by Mayor _____

Veto by Mayor _____

Second Vote by Council _____

Effective Date _____

Annie Fortner, City Clerk