

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: 6/9/26
Hearing Date: 6/18/26
Voting Date: 7/2/26

Department: Community Development

Presenter(s) & Title: Tyler Peoples

City Planner

Agenda Item Title:

Discussion and Possible Action on Text Amendment to Unified Development Code Regarding Artisan and Small-Scale Manufacturing

Summary:

Staff are proposing amendments to Section 104.03.27 and Table 102-4 of the Unified Development Code to clarify development standards regarding artisan and small-scale manufacturing in the CBD, GC, PD, and LI zoning districts.

Proposed amendments include: (1) Adding "Permissible" to GC and LI, and adding "Allowed upon Master Plan Approval" to PD zoning districts in Table 102-4; (2) Establishing a maximum size of an individual small-scale manufacturing development in L-I zoning districts as 10,000 sq. ft. in Section 104.03.27.B(1) ; and (3) Deleting the eliminated PD-B/O zoning district from Section 104.03.27.B(1).

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 of text amendments regarding artisan and small-scale manufacturing.

Reviews:

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

Attachments:

Draft Ordinance

City of Canton
County of Cherokee
State of Georgia

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 City Council of the City of Canton, Georgia, by the authority thereof, that:

I. Chapter 102, Zoning Districts and Land Uses, Table 102-4, Land Use Table be amended as follows:

That, **Artisan and small scale manufacturing be amended to add P (Permissible) in the GC and L-I columns, and add M (Allowed upon Master Plan Approval) in the PD 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
Artisan and small scale manufacturing	104.03.27										M	P	P		P	

II. Chapter 104, Standards for Specific Uses, Section 104.03.27.B(1) be amended as follows:

1) The maximum size of an individual small-scale manufacturing establishment is as follows, based on the district where it is proposed to be located:

Zoning District	
CBD	5,000 sq. ft.
GC	10,000 sq. ft.
L-I	10,000 sq. ft.
PD-MU, PD-B/O	10,000 sq. ft. or as modified by the city council in conjunction with the approval of a master plan

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 _____, 2026.

Bill Grant, Mayor

Attest: _____
William Peppers, Interim 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 _____

William Peppers, Interim City Clerk