

**CIVIC CENTER**  
**SPECIAL CALLED CITY COUNCIL MEETING**

Donna Pittman-Mayor

Robert J. Patrick-District 1  
Trudy Jones Dean – District 2  
Karen Pachuta – District 3

Pam Fleming – District 1  
Brian Bates – District 2  
Maria Alexander – District 3 Mayor Pro-Tem

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**AGENDA**

**September 9, 2013. 6:30PM**

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**1. CALL TO ORDER**

- a) Amending Chapter 5 to Add Minimum Space Requirements for Business Establishments

**2. ADJOURNMENT**



THE CITY OF DORAVILLE  
AGENDA ITEM SHEET

Subject: **Amending Chapter 5 to add minimum** Regular Meeting (X)  
**Space requirements for business establishments** Work Session ( )  
Date of Meeting: September 3, 2013 Recommendation (X)  
Policy/Discussion ( )  
Budget Impact: \_\_\_Y \_\_\_X\_\_\_N Report ( )  
Other ( )  
Budget Impact Amount: \$\_\_\_\_\_

Funding Source:  
( ) Annual  
( ) Capital  
( ) N/A

**CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE**

**An issue has been identified regarding use of space in commercial establishments. The attached Ordinance presents a regulatory solution that provides for minimum square footage requirements for business use.**

Options: \_\_\_ To adopt this Ordinance or leave regulations as is.

Recommended Action: \_\_\_ Adoption of this Ordinance.

Department: Planning Department Head: Joe Cooley

Administrative Comments and Recommendation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Action Taken By Board: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**STATE OF GEORGIA  
CITY OF DORAVILLE**

**ORDINANCE NO. 2013-\_\_\_\_\_**

AN ORDINANCE TO AMEND CHAPTER 5 OF THE CITY OF DORAVILLE, GEORGIA CODE OF ORDINANCES TO REGULATE REQUIREMENTS FOR MINIMUM SPACE FOR COMMERCIAL ESTABLISHMENTS; AND FOR OTHER PURPOSES

**WHEREAS**, the City of Doraville is tasked with preserving the health, safety, working conditions and welfare of the citizens of the City; and

**WHEREAS**, the Mayor and Council find that in order to protect commercial property from blight and depreciation, a requirement for minimum square footage of retail and commercial space is necessary to protect property values and provide for a more aesthetically and commercially useful construction; and

**WHEREAS**, in order to encourage the most appropriate use of land in the City, as well as mitigate effect of multi-business commercial establishments on accessory parking facilities, traffic and safety, it is necessary to require an enclosed space of minimum size for commercial establishments; and

**WHEREAS**, the Mayor and City Council find that a minimum space of 800 square feet for each business space is a rational floor space requirement and provides a proper balance between preservation of available space as well as the health, safety and welfare of the employees, customers and citizens of the City.

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DORAVILLE, GEORGIA HEREBY ORDAIN:

**Section 1**

Chapter 5 (“Buildings and Building Regulations”), Article III (“Other Building Regulations”) of the Code of Ordinances, City of Doraville, is hereby revised by adding new section 5-80 (“Minimum Non-Residential Floor Area Requirements”) to read as follows:

***Sec. 5-80. Minimum Non-Residential Floor Area Requirements.***

*Any single retail, service or wholesale business shall have a minimum of 800 square feet of gross floor space, which shall be fully enclosed on all sides and contain a ceiling that is fully enclosed and separated from any other business or common public space, if located in a new building or an existing building in which the number of business occupants is increased as a result of remodeling. Co-location of any such businesses into an existing business space or building after the date of adoption of this regulation shall require the minimum 800 gross square feet and required enclosed space for each business. In buildings or businesses with shared facilities, square footage of common public areas and/or facilities shall not be counted towards the minimum requirement of 800 square feet per individual business.*

**Section 2**

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

**Section 3**

This Ordinance shall be codified in accordance with state law and the Code of the City of Doraville, Georgia. This Ordinance shall become effective upon its adoption by the Mayor and Council.

SO ORDAINED, this \_\_\_\_ day of \_\_\_\_\_, 2013.

**CITY OF DORAVILLE, GEORGIA**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
First Reading

\_\_\_\_\_  
Second Reading

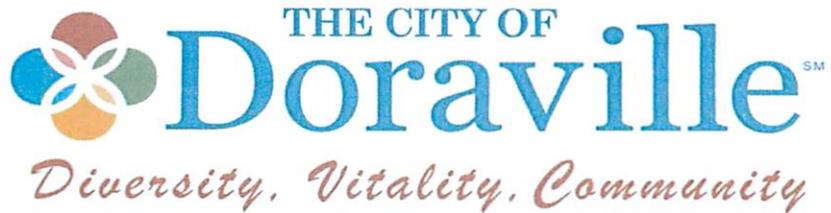
ATTEST:

\_\_\_\_\_  
Sandra Bryant, City Clerk (SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
Cecil G. McLendon, Jr., City Attorney

	Yea	Nay
Maria Alexander	<input type="checkbox"/>	<input type="checkbox"/>
Brian Bates	<input type="checkbox"/>	<input type="checkbox"/>
Pam Fleming	<input type="checkbox"/>	<input type="checkbox"/>
Karen Pachuta	<input type="checkbox"/>	<input type="checkbox"/>
Trudy Jones Dean	<input type="checkbox"/>	<input type="checkbox"/>
Robert Patrick	<input type="checkbox"/>	<input type="checkbox"/>



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**AGENDA**

**September 9, 2013.**  
**(following the 6:30 PM meeting)**

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1. **CALL TO ORDER**
2. Developing the Strategic Focus Areas
3. Developing S.M.A.R.T. Metrics
4. **ADJOURNMENT**