

First Read: October 24, 2016
Second Read: _____

Ord. No. _____

AN ORDINANCE OF THE CITY COUNCIL OF MOUNTAIN PARK, GEORGIA, FOR THE PURPOSE OF **AMENDING SECTION 117-6 OF THE CITY'S ORDINANCES, PERTAINING TO BUILDING AND LOT SIZE, TO PROVIDE FOR COMBINATIONS OF LOTS TO MEET MINIMUM LOT SIZE FOR NEW RESIDENTIAL STRUCTURES;** AND FOR OTHER PURPOSES AT THE REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____, 2016.

WHEREAS, the Mayor and City Council wish to amend the ordinances of the City to better protect the public welfare by requiring that separate contiguous lots shall be permanently combined when they are used to meet the required minimum lot size for a new residential structure;

THEREFORE, the Council of the City of Mountain Park hereby ordains:

SECTION ONE

Section 6 of Chapter 117 of the Code of Mountain Park, Georgia, pertaining to building and lot size, shall be amended to add the following language as paragraph (g):

- (g) Whenever a permit is requested for the construction of a single-family residence and the applicable minimum lot size is met by the property owner's ownership of two or more contiguous lots, the lots needed to meet the minimum lot size shall be combined prior to issuance of the building permit. Combination shall be accomplished by the recording of a deed and plat in the public deed records of the county and filing with the county property tax authorities. The combined lot shall not thereafter be subdivided in a manner that reduces the area of the lot on which the residence is located below the applicable minimum lot size.

SECTION TWO

- a. All other Ordinances and Resolutions, or parts of said Ordinances or Resolutions, in conflict herewith are hereby repealed, except to the extent said Ordinances are more restrictive than this Ordinance.
- b. This Ordinance amendment shall take effect immediately upon adoption, the public welfare demanding.
- c. The provisions of this Ordinance are severable; in the event that a court of competent jurisdiction finds that any provision of this Ordinance is unlawful or unconstitutional, it is the

express intent of the City Council that such provision be severed and the remaining provisions of this Ordinance remain in force as if adopted separately from the severed portion.

SO ORDAINED BY THE COUNCIL OF THE CITY OF MOUNTAIN PARK, GEORGIA,
THIS _____ DAY OF _____, 2016.

MOUNTAIN PARK, GEORGIA

Jim Still, Mayor

ATTEST:

Karen Segars, City Clerk