



CITY of POOLER  
— GEORGIA —

STATE OF GEORGIA        }  
                                      }  
COUNTY OF CHATHAM    }

**ORDINANCE O2024-09.C**

Build-For-Rent Housing Regulations

**AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE II – DEFINITIONS, ARTICLE III – GENERAL PROVISIONS AND TABLE 4.1 – ALLOWED USES BY ZONING DISTRICT AND APPENDIX B – SUBDIVISIONS, ARTICLE VII – ADMINISTRATION, SECTION 702- PRELIMINARY PLAN AND SECTION 703- FINAL PLAT, PERFORMANCE BOND, TO PROVIDE PROVISIONS RELATED TO SINGLE FAMILY BUILD-FOR-RENT COMMUNITIES; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES**

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

**I**

That APPENDIX A – ZONING, Article II. DEFINITIONS be amended by adding the following language:

*For-Rent.* Constructed under single ownership and management for the express purpose and intent of offering to the general public for lease and not intended For Sale.

*Build-For-Rent Community.* A residential single-family subdivision with more than ten (10) percent of the dwellings therein occupied, or intended to be occupied, by tenants rather than owners.

*For-Sale.* Constructed for the express purpose and intent of offering to the general public for fee simple purchase.

**II**

That APPENDIX A – ZONING, Article III. GENERAL PROVISIONS, Section 9 be amended by adding the following:

**Section 9. - Single-family residential standards.**

All single-family residences, whether site built or manufactured housing, must meet the following standards:

No changes A thru C

*(D) Build-For-Rent Communities.*

*(i) Build-For-Rent Communities may be permitted in all residential and planned unit development districts upon application for and receipt of a conditional use permit.*

(ii) Short term rentals shall not be permitted in any residence in a Build-For-Rent Community therein occupied or intended to be occupied by a long-term tenant.

(iii) Build-For-Rent Communities must be managed by a single management company that maintains the development and property in good order with an on-site and staffed office with standard business hours of 9:00 a.m.—5:00 p.m., Monday through Friday. The on-site office shall be a stand-alone building that shall be similar in design and appearance to other buildings within the development.

### III

That APPENDIX A, ARTICLE IV. ZONING DISTRICTS, Table 4.1 *Allowed Uses by Zoning District* be amended to include "Build-For-Rent Community" as a conditional use in the R-1, R-2, R-3, R-4, R-A, RA-1, RA-2 and PUD districts:

		P	Permitted by Right														
		C	Permitted with Conditional Use Approval														
			Prohibited														

**Table 4.1 Allowed Uses by Zoning District**

Uses with NAICS Codes are found within the NAICS Manual : <https://www.census.gov/eos/www/naics/>

Uses in R-1A, R-1B, R-1C are listed in this table under R-1      \*Uses in a PUD are determined case-by-case by the Board  
 Uses in R-2A, R-2B, R-2C are listed in this table under R-2  
 Uses in R-3A, R-3B, R-3C are listed in this table under R-3

NAICS Code	Use	R-1	R-2	R-3	R-4	MH-1	MH-2	MH-3	C-1	C-2	C-P	I-1	I-2	R-A	RA-1	RA-2	PUD*
<b>Principal Uses</b>																	
<b>Principal Residential Uses</b>																	
	Single Family Detached: Site-Built	P	P	P		P	P							P	P	P	
	Single Family Detached: Modular	P	P	P		P	P										
	Single Family Detached: Manufactured Home					P	P	P						P			
	Two Family Dwelling: Duplex		P	P										P	P	P	
	Two Family Dwelling: Modular		P	P													
	Multi Family Dwelling: Townhomes			P	P												
	Multi Family Dwelling: Apartment/Condominium			P	P				C								
	Manufactured Home Park							P									
	Residential Mixed-Use Building								P	P							
	Multi-use Development								C	C	C	C	C				
	<b>Build-For-Rent Community</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>									<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
	Retreat	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

### IV

That APPENDIX B – SUBDIVISIONS, Article VII. ADMINISTRATION, Sections 702 and 703 be amended by adding the following:

**Sec. 702. - Preliminary plan.**

An original and four prints of a preliminary plan, showing the proposed design of the subdivision, shall first be submitted to the planning commission for approval. The applicant shall indicate whether the units in the proposed subdivision will be constructed "For-Sale" or "For-Rent", or a combination thereof.

Until the preliminary plan of a proposed subdivision has been approved by the planning commission and ~~the aldermanic board~~ City Council, a developer shall not grade, scrape, or otherwise open or extend a street in the proposed subdivision, nor shall ~~he~~ the developer in any manner cause construction to actually begin on a subdivision.

No changes to 702.01 thru 702.06