

**CITY OF RINGGOLD  
STATE OF GEORGIA**

**ORDINANCE NO. 2023 - 0925**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF RINGGOLD, GEORGIA BY AMENDING APPENDIX B CAPTIONED "ZONING" BY THE ADDITION OF A NEW ARTICLE XII CAPTIONED "OVERLAY DISTRICTS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

**WHEREAS**, the duly elected governing authority of the City of Ringgold, Georgia is authorized under Article IX, Section II, Paragraph III of the Constitution of the State of Georgia to adopt reasonable ordinances to protect and improve the public health, safety, welfare, and aesthetics of the citizens of the City of Ringgold, Georgia; and

**WHEREAS**, the duly elected governing authority of the City of Ringgold, Georgia is the Mayor and Council thereof;

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF RINGGOLD, GEORGIA AS FOLLOWS:**

**Section 1.**

The Code of Ordinances of the City of Ringgold, Georgia is hereby amended by amending Appendix B captioned "Zoning" by the addition of a new Article XII captioned "Overlay Districts" which shall read as follows:

**ARTICLE XII. – OVERLAY DISTRICTS**

**Sec. 12-1. - Purpose and intent.**

As the name implies, overlay zoning districts "overlay" applicable base zoning district classifications to alter some or all of the base zoning regulations that apply to particular sites. Overlay districts work to modify or supplement the regulations imposed by base zoning district when necessary to address special situations or accomplish specific objectives. Overlay zoning is intended to be used when the base zoning applied to an area remains generally appropriate, but when an additional, modified or eliminated requirement could help implement the city's planning goals or address an area-specific planning, design or land use regulation issue.

**Sec. 12-2. - Interpretation.**

All applicable regulations of the underlying base zoning district apply to property in an overlay district unless otherwise expressly stated in the overlay district regulations. When overlay regulations conflict with regulations that otherwise apply in the underlying base zoning district, the regulations of the applicable overlay govern. If property is classified

in multiple overlay districts and the regulations of one overlay district conflict with the regulations of another overlay district, the more restrictive regulation governs.

**Sec. 12-3. - Downtown Corridor Overlay District.**

- (a) There is created and established an overlay zoning district (the "Downtown Corridor Overlay District") incorporating all of the land zoned as C-1 Sidewalk Commercial District and C-3 Downtown Commercial District and lying within the adopted and attached Downtown Corridor.
- (b) The interior of all buildings in the Downtown Corridor Overlay District must comply with the current zoning requirements of (i) such property's respective C-1 or C-3 zoning district; or (ii) R-3 Two family/multi-family residential district.
- (c) The exterior of all buildings in the Downtown Corridor Overlay District must comply with the current façade and zoning requirements of such property's respective C-1 or C-3 zoning district.

**Section 2.**

All ordinances and parts of ordinances in conflict with this ordinance are repealed.

**Section 3.**

It is hereby declared to be the intention of the Mayor and Council of the City of Ringgold that the section, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance.

**Section 4.**

The adoption date of this Ordinance shall be September 25, 2023. The effective date of this Ordinance shall be its adoption date

**SO ORDAINED**, this 25th day of September, 2023.

**CITY OF RINGGOLD, GEORGIA**

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**NICK MILLWOOD, MAYOR**

**ATTEST:**

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**CITY CLERK**



# City of Ringgold, Georgia Downtown Corridor



**Legend**

- Downtown Corridor

0 250 500 1,000 Feet

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community