

**CITY OF RINGGOLD
STATE OF GEORGIA**

ORDINANCE NO. 2026 - 0713

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 XIII CAPTIONED “DEVELOPMENT 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 XIII captioned “Development Districts” which shall read as follows:

ARTICLE XIII. – DEVELOPMENT DISTRICTS

Sec. 13-1. - Residential Planned Unit Development (R-PUD) District

- (a) Purpose and Intent.** The R-PUD District is intended to accommodate well-designed, master-planned residential developments of moderate to higher intensity that are not appropriate for base residential zoning or small-scale overlays. The district provides flexibility in housing type and site design in exchange for adherence to clear, form-based standards governing block structure, building orientation, circulation, and open space. R-PUD is intended to function as a step-up residential district, distinct from the Cottage Housing (C-H) Overlay and Accessory Dwelling Unit (ADU) provisions, and to implement the City of Ringgold Comprehensive Plan.

(b) Applicability and Eligibility

The R-PUD District may be applied only by legislative rezoning. Eligibility for rezoning to R-PUD is limited to properties located within the Urban Neighborhood District as designated on the Future Land Use Map (FLUM) of the adopted City of Ringgold Comprehensive Plan. Properties outside the Urban Neighborhood District are not eligible for R-PUD zoning.

The minimum site area for an R-PUD development shall be two (2.0) contiguous acres. Parcels smaller than two acres shall utilize underlying zoning districts or applicable overlays, including the C-H Cottage Housing Overlay or ADU provisions.

- (c) Permitted Housing Types.** Permitted housing types within the R-PUD District include single-family detached dwellings; cottage dwellings; townhomes; and duplexes or triplexes. No non-residential uses are permitted within the R-PUD District.

(d) Density Standards

Maximum residential density shall depend on housing type as established in Table R-PUD-1. All density figures represent absolute maximums and do not constitute an entitlement.

Actual permitted density shall be governed by compliance with required block length, alley placement, parking, setbacks, open space, and street design standards. Failure to meet any required standard shall reduce attainable density accordingly.

- (e) Site Design and Block Standards.** R-PUD developments shall be organized into a connected street and block network. Except where topography or environmental constraints prohibit, maximum block length shall not exceed 500 feet. Mid-block pedestrian connections are required for blocks exceeding 300 feet.

- (f) Streets, Sidewalks, and Alleys.** All public and private streets shall include five-foot sidewalks on both sides with a minimum two-foot landscape buffer. Alleys are required for townhomes and triplexes and may be permitted for other housing types. Alley design shall conform to City engineering standards.

- (g) Parking and Access.** A minimum of two (2) off-street parking spaces shall be provided per dwelling unit. On-street parking shall not be counted toward minimum parking requirements. Parking shall be located to the side or rear of dwellings. Front-yard parking pads are prohibited.

- (h) Review and Approval Process.** Rezoning to R-PUD shall include approval of a Binding Concept Plan illustrating permitted housing types, general density distribution, street network, block structure, open space areas, and typical building forms. Following rezoning, a Final R-PUD Plan shall be approved administratively upon finding of consistency with the Binding Concept Plan and all applicable standards.

- (i) **Nonconformities and Enforcement.** Existing nonconforming conditions may continue but shall not be expanded. All R-PUD developments shall remain subject to enforcement and remedies provided under the Zoning Ordinance and City Code.

Sec. 13-2. - Large Planned Use Development (PUD-L) District

- (a) **Purpose and Intent.** The PUD-L District is intended to facilitate the development of comprehensively planned, large-scale, mixed-use environments that integrate residential, commercial, office, civic, and open space uses in a coordinated manner. The district is designed to require a defined Regional Mixed-Use Core while allowing flexibility in site design, phasing, and building form appropriate to the City of Ringgold's scale, infrastructure capacity, and market conditions.
- (b) **Applicability.** The PUD-L District may be applied only by legislative rezoning to properties of twenty (20) acres or greater. Upon rezoning to PUD-L, the standards of this section shall govern development of the site.
- (c) **Regional Mixed-Use Core.** A Regional Mixed-Use Core is required for all PUD-L developments. Non-residential and vertically mixed-use buildings shall be located within the Core. Stand-alone residential buildings are prohibited within the Core. Vertical mixed-use buildings combining non-residential ground-floor uses with residential or office uses above are permitted and encouraged within the Core provided all active frontage requirements are met.
- (d) **Phasing and Milestone-Based Delivery.** Development of the Regional Mixed-Use Core shall occur in a tiered, milestone-based manner. An initial portion of the Core, including primary internal streets, required civic space, and at least one non-residential building shell or active use, shall be completed prior to or concurrent with the first residential phase. Additional residential phases shall be tied to completion of additional non-residential floor area or frontage milestones as set forth in the approved Development Agreement.
- (e) **Associations; Ownership and Maintenance.** A Property Owners' Association (POA) shall be required for all portions of a PUD-L containing non-residential uses, mixed-use buildings, civic spaces, or public-access private areas within the Regional Mixed-Use Core. A Homeowners' Association (HOA) may be utilized for stand-alone residential neighborhoods located outside the Regional Mixed-Use Core, provided no non-residential uses are included.
- (f) **Solid Waste and Municipal Services.**

Commercial and Non-Residential Uses. All commercial, non-residential, and mixed-use properties, including those governed by a Property Owners' Association (POA), shall be required to provide their own private solid waste collection and disposal services. The

City of Ringgold shall not provide solid waste service to commercial or non-residential properties within a PUD-L District.

Residential Uses. Residential properties containing fewer than five (5) dwelling units and governed solely by a Homeowners' Association (HOA) or held in individual ownership may receive municipal solid waste collection services provided by the City of Ringgold, subject to compliance with the City's adopted solid waste policies, rates, and service standards, as amended from time to time.

Residential developments containing five (5) or more dwelling units, townhouse buildings, multi-family buildings, mixed-use residential buildings, or any residential units governed by a POA shall be required to provide private solid waste service unless otherwise expressly approved by the City Council.

Notice and Disclaimer. The provisions of this subsection are intended to provide notice to property owners and developers regarding solid waste service responsibilities. No development approval, service extension, or prior practice shall be construed to obligate the City to provide solid waste services where such services are not required by ordinance or adopted municipal policy.

- (g) Enforcement and Administration.** All POA and HOA covenants shall be recorded and shall clearly delineate ownership, maintenance, service responsibilities, including solid waste service, and City step-in rights. The City shall have inspection and enforcement authority but shall bear no obligation to maintain private infrastructure or facilities.

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 July 17, 2026. The effective date of this Ordinance shall be its adoption date

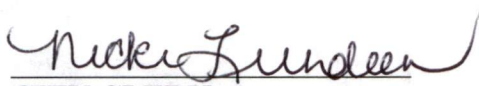
SO ORDAINED, this 17th day of July, 2026.

CITY OF RINGGOLD, GEORGIA



KELLY BOMAR, MAYOR

ATTEST:



CITY CLERK