

**CITY OF RINGGOLD
STATE OF GEORGIA**

ORDINANCE NO. 2026 – 0713-01

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF RINGGOLD, GEORGIA BY AMENDING ARTICLE XII CAPTIONED “OVERLAY DISTRICTS” OF APPENDIX B CAPTIONED “ZONING” BY THE ADDITION OF A NEW SECTION 12-5 CAPTIONED “CH COTTAGE HOUSING OVERLAY DISTRICT”; 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 Article VII captioned “Overlay Districts” of Appendix B captioned “Zoning” by the addition of a new Section 12-5 which shall read as follows:

Sec. 12-5. - C-H Cottage Housing Overlay District

(a) Purpose and Intent. The purpose of the C-H Cottage Housing Overlay District is to enable small-footprint, fee-simple cottage dwellings as a by-right housing option that supports incremental residential infill, expands attainable homeownership opportunities, and reinforces walkable neighborhood character consistent with the City of Ringgold Comprehensive Plan. Density within this overlay is intentionally constrained by form, lot design, open space, and infrastructure standards rather than by entitlement.

(b) Applicability; Official Map

- (1) Geographic eligibility. The C-H Overlay applies only to areas shown on the Official C-H Overlay Map (Figure CH-1), adopted concurrently and maintained with the City's Official Zoning Maps.
- (2) Zoning eligibility. The overlay applies by right to parcels zoned R-1, R-2, or R-T/Z located within the mapped boundary. Parcels zoned R-3 are ineligible.
- (3) Specific exclusion. Bluff View Subdivision is expressly excluded.
- (4) By-right status. Compliance with this section shall entitle an applicant to approval upon demonstration of compliance with all objective standards herein.
- (5) Vesting. Overlay standards vest upon approval of a subdivision plat, or where no subdivision is proposed, upon site plan or building permit approval.

(c) Relationship to Base Districts; Conflicts

Where standards in this section differ from the underlying zoning district, the C-H standards shall govern cottage dwellings and lots only. All other provisions of Appendix B remain applicable.

C-H dwellings are exempt from Table 4.13 minimum floor area and appearance standards and shall instead comply with subsection (h).

(d) Definitions

Cottage Dwelling: A detached, fee-simple, single-family dwelling meeting this section with gross floor area between 600 and 1,000 square feet and a maximum building footprint of 1,200 square feet.

Primary Habitable Wall: The foremost vertical plane of conditioned living space, excluding porches or stoops.

Porch Build Zone (PBZ): The horizontal zone located 14 to 35 feet from the right-of-way or front lot line within which a required front porch shall be located.

(e) Use Permissions and Prohibitions

Permitted principal use: Detached single-family Cottage Dwellings.

Prohibited: Two-family and multi-family dwellings, manufactured homes, and carports.

(f) Lot and Site Standards

Minimum lot area: 5,000 square feet. Minimum lot width: 40 feet.

Setbacks: Front 20 feet; Side 10 feet; Rear 10 feet.

Maximum impervious surface: 60 percent per lot and per project.

Open space: Minimum 30 percent of gross site area, with at least 80 percent as common open space.

- (g) Streetscape and Frontage.** A minimum five-foot sidewalk shall be provided on both sides of all streets, including existing public streets and private cottage lanes, with a minimum two-foot landscaped buffer.

(h) Building Standards - Form and Architecture

Floor area: 600 to 1,000 square feet. Maximum height: Two stories. Roof pitch: Minimum 4:12.

A front porch is required, with a minimum depth of six feet, located within the Porch Build Zone.

Street-facing facades shall contain at least 20 percent transparency, with no blank wall segments exceeding 20 feet.

(i) Access, Parking, and Driveways

Minimum off-street parking: Two spaces per dwelling unit.

Parking shall be located to the side or rear of the dwelling and behind the Porch Build Zone. Front-yard parking is prohibited.

Carports are prohibited.

(j) Density and Subdivision

Maximum density: Eight dwelling units per gross acre.

Density is an upper limit and not an entitlement. Actual yield is governed by lot size, open space, setbacks, parking, and street standards.

A subdivision plat is required for all multi-lot developments.

- (k) Ownership, Maintenance, and POA.** For developments creating two or more cottage lots, a Property Owners Association shall be established. The POA shall own and maintain all common open space, private streets, internal sidewalks, and shared infrastructure. Recorded covenants shall provide the City with inspection and step-in rights without obligating the City to maintain private facilities.

- (l) **Nonconformities and Enforcement.** Existing nonconformities may continue but shall not be expanded.

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 8, 2026. The effective date of this Ordinance shall be its adoption date

SO ORDAINED, this 8th day of July, 2026.

CITY OF RINGGOLD, GEORGIA



KELLY BOMAR, MAYOR

ATTEST:



NICKI LUNDEEN
CITY CLERK