

**CITY OF RINGGOLD
STATE OF GEORGIA**

ORDINANCE NO. 2026 – 0713-02

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 12-4 CAPTIONED “ADU 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 12-4 which shall read as follows:

Sec. 12-4. - ADU Overlay District

(a) Purpose and Intent. This section establishes the ADU Overlay District to allow Accessory Dwelling Units (ADUs) on eligible R-1 and R-2 lots as a gentle-density housing option that supports intergenerational living, aging-in-place, and attainable rentals while preserving neighborhood character

(b) Applicability; Official Map

(1) Geographic eligibility. The ADU Overlay applies only to R-1 zoned parcels located within the Comprehensive Plan character areas labeled Rural Neighborhood and

District-Downtown, as shown on the 2026 Future Development Map (Exhibit A), except as expressly excluded herein.

- (2) Bluffview Subdivision excluded. Notwithstanding subsection (b)(1), parcels located within the Bluffview Subdivision, as recorded in the official plat records of Catoosa County, Georgia, are expressly excluded from the ADU Overlay District. Properties within the Bluffview Subdivision shall retain the right to construct Accessory Dwelling Units only where otherwise permitted by the underlying zoning district and applicable provisions of Appendix B, independent of this overlay.
- (3) Optional overlay. Election of the overlay is voluntary for eligible properties; upon election, this section governs the ADU on the lot.
- (c) **Relationship to Base Districts; Conflicts.** Where this section differs from underlying R-1 or general provisions, the ADU Overlay governs ADUs only; all other Appendix B provisions remain in effect for the lot.

(d) Definitions.

Accessory Dwelling Unit (ADU): A subordinate dwelling unit that provides complete independent living facilities, located on the same lot as a primary single-family dwelling.

Primary Building Line: The forward-most plane of the primary dwelling's habitable structure.

- (e) **Permitted ADU Types.** The following ADU types are permitted by right in the overlay:
(1) Attached ADU; (2) Detached ADU; (3) Above-garage ADU.
- (f) **Eligibility; Nonconformities.** ADUs are permitted on legally platted R-1 and R-2 lots within the overlay, including legally nonconforming lots, provided the ADU does not increase the degree of nonconformity.

(g) Dimensional and Placement Standards.

ADUs shall be sited behind the Primary Building Line. Minimum side and rear setbacks shall be ten (10) feet. Detached ADUs shall not exceed twenty-four (24) feet in height or one story above a garage.

Vegetative Buffer Requirement for Detached ADUs. The construction of a detached ADU shall require installation and permanent maintenance of a vegetative buffer of evergreen plant material within the required setbacks along any property line adjoining residential or commercial properties. The minimum length of the required buffer shall be equal to two (2) times the linear length of the detached ADU structure, measured along the longest wall of the ADU. Buffers shall be of sufficient density to provide year-round visual screening and shall be installed prior to issuance of a Certificate of Occupancy for the ADU.

- (h) **Parking and Access.** A maximum of one (1) off-street parking space may be required for an ADU, except no additional parking shall be required within the Downtown character area.
- (i) **Utilities; Tenancy; Ownership.** Detached ADUs shall have separate utility service. Minimum rental term shall be thirty (30) consecutive days. ADUs shall not be sold separately from the primary dwelling.
- (j) **Stormwater and Drainage.** ADUs shall comply with all City stormwater requirements and shall not increase runoff impacts on adjacent properties.
- (k) **Administrative Permit.** An administrative ADU Permit shall be issued by the Zoning Administrator upon demonstration of compliance with this section.

Section 2.

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

Section 3.

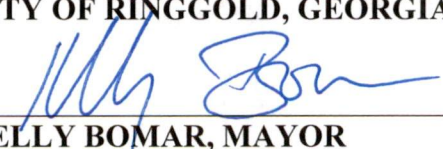
It is hereby declared to be the intention of the Mayor and Council of the City of Ringgold that the section, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise 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:



CITY CLERK