



PLANNING & ZONING BOARD MEETING

**November 17, 2020 7:00 PM
TELECONFERENCE**

Call in Number:
404. 902. 5066
Call in Code:
326629

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF OCTOBER 2020 MEETING MINUTES

PUBLIC HEARING:

Any member of the public may address the Planning and Zoning Board, during the time allotted for public hearing. Each attendee will be allowed 3 minutes. If your public comment contains a series of questions, please provide those questions to staff in writing on the Public Comment Card prior to the meeting. This will facilitate follow-up by the Board or Staff. The Planning and Zoning Board desires to allow an opportunity for public comment; however, the business of the Board must proceed in an orderly and timely manner.

D. NEW BUSINESS

1. **PUBLIC HEARING:**

1. Ordinance to Re-Adopt the City's Sign Ordinance and to Prohibit Billboards along Interstate 285

2. **PUBLIC HEARING:**

1. Ordinance to Amend the Text of the Zoning Ordinance to Create the New Zoning Designation "Railroad Open Space"

3. **PUBLIC HEARING:**

1. Ordinance to Zone the CSX Railroad Right of Way "Railroad Open Space"

4. **PUBLIC HEARING:**

1. Ordinance to Confirm Zoning Designations for Every Parcel in the City

5. **PUBLIC HEARING:**

1. Ordinance to Re-Adopt the Procedures for Conducting Public Hearings Required by the Zoning Procedures Act

E. OTHER BUSINESS

1. 2021 Planning and Zoning Board Meeting Calendar

F. ADJOURNMENT

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND AND READOPT THE SIGN
ORDINANCE OF THE CITY OF CLARKSTON AND TO
PROHIBIT NEW BILLBOARD SIGNS ALONG INTERSTATE 285.**

WHEREAS, signs play an important role in the business and economy of the City but may also pose a traffic safety hazard, may disrupt the aesthetics of the City, and have the potential to damage the public investment in streets and highways unless properly regulated; and

WHEREAS, reasonable time, place, and manner regulations on the display of signs within the City are necessary in order to promote industry and commerce and to provide for orderly, reasonable and safe display of advertising for the benefit of all its citizens; and

WHEREAS, there are currently five billboard signs permitted by the City along the 2,000 foot length of Interstate-285 that abuts the City; and

WHEREAS, the City Council hereby finds that any additional billboard sign along this stretch of I-285 would be harmful to the aesthetics of the City and threaten public safety and the wellbeing of the community and therefore prohibits additional billboard signs along I-285; and

WHEREAS, the City has fully complied with the Zoning Procedures Act in adopting this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY the City of Clarkston, as follows:

SECTION 1. Chapter 15.5 of the City of Clarkston Code of Ordinances is hereby amended as follows: Chapter 15.5 in its entirety, being sections 15.5-1 through 15.5-82, is hereby deleted and replaced as indicated in Section 2..

SECTION 2. The document entitled “CLARKSTON SIGN ORDINANCE” attached hereto and consisting of 20 pages is hereby adopted as new Chapter 15.5 of the City of Clarkston Code of Ordinances.

SECTION 3. The document referred to in Section 2 is hereby made public record and shall be maintained by the City Clerk as such and made accessible to the members of the general public at City Hall during normal business hours.

SECTION 4. The various provisions, clauses, sections and subsections of the Clarkston Sign Ordinance adopted hereby are intended to be severable. Should any court of competent jurisdiction declare any portion of this ordinance to be invalid for any reason, it is the express intent of the City Council that all other portions of the ordinance remain in effect without the invalid provision.

SECTION 5. The effective date of this ordinance is the date of adoption.

NOTICE OF HEARING PUBLISHED: November 19, 2020

PUBLIC HEARING HELD: December 8, 2020

SO ORDAINED this 8th day of December, 2020.

ATTEST:

CITY COUNCIL,
CLARKSTON, GEORGIA

By _____
Tracy Ashby, City Clerk
(SEAL)

BEVERLY BURKS, Mayor

Approved as to Form

Stephen G. Quinn, City Attorney

CLARKSTON SIGN ORDINANCE

Chapter 15.5 - SIGNS

ARTICLE I. - IN GENERAL

Sec. 15.5-1. - Purpose and findings.

The purpose and intent of the governing authority of the city in enacting this chapter is related to the following objectives:

- (1) To enact regulations which promote signs that are subordinate to and in aesthetic harmony with their location on buildings and their surrounding environment; to identify requirements that safeguard life, public health, aesthetic quality and welfare by regulating the location, size, number, illumination, construction, maintenance and quality of materials of all signs and outdoor advertising structures and to eliminate visual clutter and blight within the city.
- (2) To promote the safety of persons and property by ensuring that signs do not create traffic or other hazards due to collapse, fire, visual obstruction, decay or abandonment.
- (3) To protect property values by regulating excessive visual clutter and ensuring that signage is constructed of quality materials and is well-maintained.
- (4) To balance the right of individuals to convey their message with the duty to provide an uncluttered and aesthetic public realm for all members of the community.(5)To provide for fair and consistent enforcement of this chapter throughout the city.

Sec. 15.5-2. - Definitions.

For the purpose of this chapter certain terms and words are hereby defined. Words used in the singular shall include the plural, and the plural the singular; and words in the present tense shall include the future tense. The word "shall" is mandatory and not discretionary. The word "may" is permissive.

The phrase "use for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied for," and the word "structure" shall include the word "building."

Words not defined herein shall be construed as having the meaning as defined in the Merriam-Webster English Dictionary, 2004 edition.

Abandoned sign: A permitted sign or sign structure which was erected in conjunction with a particular use which has been discontinued for a period of at least one hundred eighty (180)

days. This excludes temporary periods of remodeling, refurbishment or maintenance of the sign, or temporary vacancy of the property/business where the sign is located.

Aggregate sign area: The area of all signs on a parcel, excluding the area of one face of all double-faced signs.

Animated sign: A sign with action, motion, or changing colors which requires electrical energy. This definition includes any signs that electronically change the sign face, whether by substitution of copy or scrolling. An electronic sign that maintains a steady sign face without change for no less than six (6) hours is not considered an animated sign. However, any deviation from the minimum six (6) hour change of unchanged copy results in the sign being considered an animated sign. LED signs are considered separately from animated signs.

Architectural embellishment: Any modification of a building or attached structures to cause additional notification of the building or advertise the business, including but not limited to enlarged architectural features or projections to the building. Note that linear lighting is considered separately.

Area of a sign/sign area: The smallest square, rectangle, triangle, circle, or combination thereof, which encompasses one face of the entire sign, inclusive of any border and trim but excluding the base, apron, supports, and other structural members.

Attached sign: Any sign attached to, applied on, or supported by, any part of a building (such as a roof, wall, canopy, awning, arcade, or marquee) which encloses or covers usable space. Banners and window signs shall not be included in this definition for the purposes of this chapter.

Awning sign: A sign located on a roof-like cover extending before a place as a shelter and which may be used in lieu of a wall sign.

Banner: Any sign, with or without characters, letters, illustrations or ornaments, applied to cloth, paper, or fabric of any kind, with only such material for a backing.

Billboard sign: Any sign with a sign area exceeding 300 square feet.

Building façade: The portion of any exterior elevation of a building extended from grade to the top of the parapet wall or waves and the entire width of the building elevation fronting a public street, excluding alleys and lanes, and which may also be referred to as the building face.

Channel letters: A type of building signage using separate three-dimensional letters that project from the building.

Changeable copy sign: A sign that is designed so that characters, letters, or illustrations can be changed or rearranged without altering the face or surface of the sign.

Copy area: The area of a sign that displays a message, symbol or emblem, and is exclusive of the base, apron, supports, and other structural members of the sign.

Combined sign area: See "aggregate sign area."

Directional sign: A sign containing information relative to the location, distance to, entrance to, and exit from structures or land use activities.

Double-faced sign: A sign which has two (2) display areas placed back to back against each other or where the interior angle formed by the display areas is sixty (60) degrees or less, where one face is designed to be seen from one direction and the other face from another direction.

Feather flag sign: A sign in the shape of a feather or banana that is a part of, or attached to, a pole.

Flag: Any fabric or bunting containing colors, patterns, or symbols used to signify a government or other entity or organization.

Freestanding sign: A sign securely affixed to a support structure which is permanently attached to the ground and wholly independent of any building for support, such as monument or pole signs.

Hoist: The half or edge of a flag nearest to the flagpole.

Illuminated sign: A sign that has light cast upon the sign from a source either internal to the sign or from an external light source directed primarily toward such sign.

LED sign: An electronically controlled sign utilizing light-emitting diodes to form a message.

Linear lighting: Any linear lighting around windows (either inside or outside the window), building facades, rooflines, doors, signs, and other building structures, or building projections. Linear lighting may include neon tubes, rope lighting, or any source of the lighting that creates the same effect. Linear lighting is not considered a sign for the purposes of this ordinance. Displays that use linear type lighting to create letters or shapes distinct from those described above are considered signs.

Marquee sign: A projecting sign attached to a roofed structure of a building which may project over sidewalks. This definition shall include any hood or stationary awning or permanent construction projecting from the wall of a building above an entrance and extending over a thoroughfare.

Monument sign: A freestanding sign mounted directly upon the ground. Such sign may not be attached to or be a part of or supported by the building in or to which the sign applies. No open

spaces which allow a direct line of sight from one side of the sign to the other are permitted in the area beneath the highest point of the sign face.

Non-conforming sign: Any sign which does not conform to the provisions of this chapter that was legal at the time of its erection.

Non-residential district: Any parcel which is part of the Clarkston districts RC, NC-1, NC-2, TC, or I.

Parcel: A separate tax unit of real property on county real estate records.

Pennant: Any lightweight plastic, fabric, or material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind as a means of attracting attention. May also be several small flags connected to a single line. See "spectacular signs."

Permanent sign: Any sign attached securely to a building, roof, wall, or canopy or the ground by means of concrete, bolts, metal braces or treated wood and continuing in the same state or without essential change to the sign structure.

Planned center: A group of two (2) or more retail stores, service establishments, offices, industrial buildings, or any other businesses, or combination thereof, consisting of individual buildings or units which are adjacent or abutting one another, and which are planned to serve the public, and which share common amenities or common area, sidewalks, parking areas or driveways, excepting outparcels.

Pole sign: A freestanding sign mounted on one or more poles or pylons set in the ground and of sufficient strength and size to support the advertisement portion of such structure which rests upon or is supported by such poles or pylons.

Portable sign: A mobile, temporary, or non-electrical sign that is mounted on a structure, with or without wheels or skids, and not permanently attached to the ground.

Projecting sign: A sign which is attached to a building wall and which extends at a ninety-degree angle from the face of the building, from the face of such wall. Horizontal projecting sign means any sign which is greater in width than in height. Vertical projecting sign means any sign which is greater in height than in width.

Public art: Any special landscape treatment or work of art as ultimately arbitrated by the city council; public art is not considered a sign for the purpose of this chapter.

Pylon sign: See "pole sign."

Residential district: Any parcel which is part of the Clarkston districts NR-1, NR-2, NR-3, or NR-CD.

Roof sign: A sign attached to or supported by the roof of a building which extends above the immediately adjacent roof line of the building.

Sign: A device or representation for visual communication which is used for the purpose of bringing the subject thereof to the attention of others. The following are not considered signs for the purposes of this chapter: public art, signs bearing only property or post office box numbers, and signs bearing the names of the occupants of the premises.

Sign area: The entire face of a sign and all wall work including illuminated tubing incidental to its decoration. In the case of an open sign made up of individual letters, figures, or designs attached directly to the building or standard, the space between such letters, figures, or designs shall be included as part of the sign area.

Snipe sign: A sign which is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, posts, poles, stakes, fences, rocks, or to other objects not authorized as part of the sign.

Spectacular sign or device: Animated signs, feather flags, streamers, pennants, balloons and other air or gas filled devices, search lights, lasers, beacons, or other light projecting devices.

Streamers: See "PENNANT."

Temporary sign: Any sign used to announce the occasion of a special event, announces the occurrence of a temporal event or activity, which will only be displayed for the duration of the event, or a reasonable time as determined by the planning and zoning board.

Vehicular sign: Any sign on a vehicle moving above the ground or any vehicle parked temporarily, secondary to its principle use for transportation. This definition shall not include signs which are being transported to a site of erection, identification signs on commercial vehicles which are used regularly for conducting business, nor does it include signs, lights, or signals used by any authorized emergency vehicle.

Wall sign: A sign fastened or placed upon or parallel to the exterior wall of the structure itself, whether front, rear or side of the structure. Wall signs as regulated by this chapter shall include all flat signs of solid face construction which are placed against a building or other structure and attached to the exterior front, rear, or side wall of any building or structure.

Window sign: A sign installed flush with or on a window and intended to be viewed from the outside.

Sec. 15.5-3. - Construction standards.

- (a) All signs for which a permit is required under this chapter shall be constructed and maintained in accordance with the provisions of the city building code.

- (b) Every outdoor sign, for which a permit is required, shall be plainly marked with a decal of approval including the permit number issued for the sign or other method of identification as approved by the city. The decal of approval shall be affixed at a location appropriate to the sign, type, location and size.
- (c) Signs for which a permit is not required under this chapter may be posted for a maximum of sixty (60) days unless replaced with another sign of the same material. Any replacement signs may be posted for a maximum of sixty (60) days.

Sec. 15.5-4. - Illumination.

- (a) Illumination for signs shall not cast light on adjacent property or shine in a way as to cause distraction to nearby traffic.
- (b) Illumination must be constant and may not change, flash, scroll, or simulate movement. LED lit signs are not considered illumination.
- (c) Internal illumination of signs is limited to channel letters only.(d)Illumination provided must be a white color (either cool or warm) and may not be any other discernible color.

Secs. 15.5-5—15.5-20. - Reserved.

ARTICLE II. - PERMITTING AND ENFORCEMENT

Sec. 15.5-21. - Sign permits.

- (a) All signs, except for those specifically exempted from obtaining a permit by this chapter, require a permit issued by the city before any sign may be displayed, significantly changed, or erected in the city.
- (b) All existing signs which would be required to obtain a permit under this chapter must register with the city within (90) days of the effective date of the ordinance from which this chapter derives. Registration of existing signs shall follow the same procedure as permit applications, as described in section 15.5-23; however no permit fee is required for registration.

Sec. 15.5-22. - Exemptions from permit requirements.

(a) The following sign types shall be exempt from the permit requirements of this article and do not count towards the maximum aggregate sign area limits provided in section 15.5-62:

(1) Any sign erected by a public officer arising out of the performance of his/her duties is exempt from the permit requirement. These signs include, but are not limited, to the following: safety signs or notices, danger signs, traffic signs and control devices, memorial plaques, historical markers, street signs, etc.

(2) Two (2) freestanding signs per parcel, so long as such sign(s) are less than five (5) feet tall each and not more than six (6) square feet each in area.

(3) Numbers displayed for purposes of identifying property address, not to exceed four (4) inches in height in residential districts and ten (10) inches in height in non-residential districts. (4) Seasonal displays located outside of the public right-of-way that are displayed for a maximum period of thirty days no more than twice a year.

(b) Flags. Every parcel may display no more than three (3) flags that shall not count toward the maximum aggregate sign area limits provided in section 15.5-62 without obtaining a permit. Flags must comply with the following regulations:

(1) Flagpoles shall not exceed twenty-five (25) feet in height or the height of the primary structure, whichever is less.

(2) The dimensions of any flag shall be proportional to the flagpole height such that the hoist side of the flag shall not exceed twenty (20) percent of the vertical height of the flagpole.

(3) Flags shall not exceed twenty-four (24) square feet in area.

(4) On officially designated city, county, state, or federal holidays, there shall be no maximum size or number or other limitations on flag display.

Sec. 15.5-23. Sign Permit Application.

(a) Official sign permit application forms shall be provided by the city and shall be used by the sign owner or the owner's agent to file a sign permit application with the city. The application form shall indicate all material information needed to verify that the signs in question would meet all of the requirements of this chapter.

(b) Additional material may be requested by the city manager to ensure that the proposed sign will conform to this chapter and other applicable chapters of this Code.

Sec. 15.5-24. - Fees.

Payment of a sign permit fee shall be required to obtain a permit. The amount of such fee shall be established in a fee schedule as approved by resolution of the council.

Sec. 15.5-25. Time for Consideration of Application.

(a) The city shall process all sign permit applications within ninety (90) business days of the city's actual receipt of a completed application and associated sign permit fee.

(b) The city manager shall give notice to the applicant of the decision on the application in writing on or before the ninetieth business day after the city's receipt of the completed application and fee.

(c) If the city manager requests additional information as set forth in subsection 15.5-23(b) within forty-five (45) days of the applicant submitting his application and required fee, then the application will not be considered complete until such information is submitted.

(d) If the city manager fails to act on the application within ninety (90) business days of the receipt of a complete application and applicable sign permit fee, the permit shall be deemed to have been granted.

Sec. 15.5-26. Approval, Denial or Revocation of Sign Permit.

(a) *Initial Procedure:*

(1) The city manager shall approve or deny sign permits within the city.

(2) No sign permit may be denied or revoked except for due cause as hereinafter defined. "Due cause" is the violation of any of the provisions of this ordinance, state or federal law related to signage, or the submission of an incomplete application or an application containing any false material statements.

(3) Violation of any provision of this chapter will be grounds for terminating a sign permit.

(4) The city manager will revoke an existing sign permit if it is determined that a sign permit was issued based on an incomplete application or an application containing a false material statement, or that a permit has been erroneously issued in violation of

this chapter. If the city manager revokes a sign permit, the city manager shall promptly give written notice of such revocation to the permittee.

(5) Should the city manager deny a sign permit application, the reasons for the denial are to be stated in writing and delivered by hand to the applicant or mailed by first class mail to the address provided by the applicant on or before the ninetieth business day after the city's receipt of the application and corresponding fee.

(6) For any application which is denied and subsequently resubmitted, the resubmittal date shall serve as the date of submission not the date of the original denied submission.

(b) Appeal of Denial or Revocation to City Council:

(1) An applicant whose permit application has been denied or a permittee whose permit has been revoked has the right to appeal such decision by the city manager to the city council. A written notice of an appeal must be filed with the city clerk within fifteen (15) calendar days of the city manager's decision to deny the application or revoke the permit.

(2) The appeal shall be considered by the council at the next regular city council meeting held after the city's receipt of the written notice of appeal, provided the notice of appeal is received a minimum of five (5) full business days before the such meeting. If the appeal is not heard at said meeting, it shall be heard at the next regular council meeting.

(3) The city council shall make a final decision no later than forty-five (45) days following the submission of the notice of appeal.

(c) Any appellant that is dissatisfied with the decision of the city council on appeal may petition for writ of certiorari to the Superior Court of DeKalb County as provided by law.

Sec. 15.5-27. - Permit expiration.

(a) A sign permit shall become null and void if the sign for which the permit was issued has not been erected in accordance with the permit application within six (6) months after the date of issuance.

(b) Permit fees will not be refunded for permits which expired due to failure to erect a permitted sign in the allotted time.

(c) Individuals whose original permit expired but who wish to erect a sign at the same location must file a new application and pay the applicable fee.

Sec. 15.5-28. - Enforcement and penalties.

- (a) All signs shall be maintained in good condition as to present a neat and orderly appearance.
- (b) The city may inspect any sign regulated by this chapter or other ordinances to ensure that such sign conforms to this chapter and all other ordinances of the city. Such inspection may be made at any time deemed necessary by the city, so long as the inspection does not violate the protections afforded by the United States Constitution, and is performed in a lawful manner.
- (c) If any sign is erected or maintained in violation of any of the provisions of this chapter or other ordinances, the city shall have the power to provide written notice of the violation to the sign owner, the owner of the property on which the sign is located or both. This notice shall include a brief statement of the particulars in which this chapter or other ordinances are violated and the manner in which such a violation is to be remedied.
 - (1) If a sign has been registered with the city, written notice to the registered owner or the person or firm receiving the permit shall be sufficient.
 - (2) If a sign owner cannot be found, the property owner upon whose property the sign is attached will be given written notice of the violation and will be required to perform corrections or removal of the sign will be upon the property owner on whose property the sign is attached.
 - (3) If the city makes a reasonable effort and cannot locate the sign owner or the property owner, then affixing a copy of the notice to the sign, sign structure, or building for a period of ten (10) days shall be sufficient notice to property owner and/or sign owner.
- (d) Once notice has been given to either the sign owner or the owner of the property where the sign is located, the sign shall be remedied in accordance with the statement provided by the city, or removed. Permanent signs are allotted a period of thirty (30) days, and portable signs a period of twenty-four (24) hours to be remedied or removed.
- (e) If such violation is not remedied within the specified time, after notice of violation, the sign will be removed by the sign owner, the property owner, or the city. If the city removes the sign, it will be done at the sign owner or property owner's expense, or where appropriate, both. Such expense may be recouped by placing a lien on the subject property in the amount of expenses incurred by the city.
- (f) The sign owner or property owner, or where appropriate, both, will be fined for each day of continued violation before the sign is removed. No notice of violation is required before the city issues citations. The fine will not exceed the maximum amount authorized by this Code.

- (g) Any sign that poses an imminent threat to public safety may be immediately removed, without notice to the owner.
- (h) In order to enforce the requirements of this chapter, the city shall have the rights and obligations provided by state law regarding access to private property and inspections including the right to obtain an inspection warrant should access be denied.
- (i) Any person violating any provision of this chapter shall be guilty of an offense and upon conviction, shall be subject to the penalties as provided in section 3.06 of the City Charter and section 1-7 of this Code of Ordinances. Each sign installed, created, erected or maintained in violation of this chapter shall be considered a separate violation, and each day of continued violation for each sign shall be considered a separate offense.
- (j) The city may seek affirmative equitable relief in a court of competent jurisdiction to cause the removal or repair of any sign in violation of this chapter or other city ordinance, but a court order shall not be required for the city to exercise its enforcement rights pursuant to this section.
- (k) The city may remove any sign or structure illegally placed upon a public right-of-way without notice and may dispose of said sign or structure as deemed proper and expedient. Such removal and disposal of illegally placed signs shall not preclude the prosecution of any person for illegally placing such signs in the public right-of-way.
- (l) The city is authorized to remove any illegal sign and to place a lien for the removal cost upon the real property upon which the sign was located prior to the removal.

Sec. 15.5-29. - Variances.

- (a) Variances are limited to the minimum relief necessary to overcome a hardship. In no circumstance should a variance allow a greater number of signs than would be allowed under the provisions of this chapter. Nor should a variance allow a sign which is prohibited in this chapter.
- (b) A variance from the sign regulations may only be granted where the applicant establishes that a hardship exists which meets the following criteria:
 - (1) Where the visibility of an otherwise conforming sign from the closest public street would be materially impaired by existing vegetation, natural features, structures, or existing signs on another lot; and

(2) Placement of the sign in another location on the site would not remedy the visual impediment; and

(3) The proposed variance would not create a safety hazard to pedestrians or vehicular traffic; and

(4) The visibility impediment is not created by the owner of the subject property.

(c) Variance applications shall be submitted to the city for council consideration and shall be heard in the same time frame and rules governing appeals under this chapter.

Secs. 15.5-30—15.5-40. - Reserved.

ARTICLE III. - PROHIBITED SIGNS

Sec. 15.5-41. - Prohibited locations and methods of erection.

The following types of signs are prohibited in the locations and circumstances described below:

- (1) LED signs except within monument signs or window signs in non-residential areas or electronic billboards where expressly permitted;
- (2) Permanent detached and attached signs that are not designed to conform to the city-adopted building code for wind pressures, and constructed to receive dead loads as required in the building codes or other ordinances of the City of Clarkston;
- (3) Signs that are within public rights-of-way or utility easements, with the exception of publicly owned or maintained signs;
- (4) Signs placed on another person's property without that person's express consent;
- (5) Signs within the Railroad right of way;
- (6) Signs that obstruct any door, window, fire escape, fire or emergency exit, or ventilation system;
- (7) Signs which interfere with road visibility or obstruct or otherwise interfere with the safe and orderly movement of pedestrian or vehicular traffic.

Sec. 15.5-42. - Prohibited signs types.

The following types of signs are prohibited throughout the city:

- (1) Roof signs;
- (2) Pole signs;
- (3) Snipe signs;
- (4) Portable signs;

- (5) Abandoned signs;
- (6) Vehicular Signs;
- (7) Animated Signs;
- (8) Signs which advertise any illegal activity under the laws of the city, the State of Georgia, or otherwise prohibited under federal law;
- (9) Signs which pose a hazard to surrounding property or individuals;
- (10) Signs that use flashing or blinking lights;
- (11) Signs which contain words, pictures, or statements which are obscene, as defined by the Official Code of Georgia Annotated § 16-12-80;
- (12) Signs which simulate traffic control or warning signs or hide from view any traffic or street sign, signal, or public service sign;
- (13) Signs which emit or utilize in any manner any sound capable of being detected on any public road by a person of normal hearing;

Secs. 15.5-43—15.5-50. - Reserved.

ARTICLE IV. - SIGNS ALLOWED IN RESIDENTIAL DISTRICTS

Sec. 15.5-51. - General signage in residential zoning districts.

- (a) Other than subdivision entrance signs allowed below, parcels located in residential zoning districts are restricted to a combined sign area of fifteen (15) square feet and are forbidden from being illuminated externally or internally.
- (b) No individual sign shall exceed six (6) square feet in sign area in a residential zoning district.
- (c) Signs in residential districts are restricted in height to no greater than five (5) feet higher than the center line of the adjacent streets.
- (d) Residential signs meeting the standards of this section are exempt from permitting requirements and fees.
- (e) Holiday displays as permitted in subsection 15.5-22(a).
- (f) Flags as permitted in subsection 15.5-22(b).

Sec. 15.5-52. - Subdivision entrance signs.

- (a) Residential subdivisions including multi-family housing consisting of more than two (2) parcels may erect one (1) monument sign at each entrance to the subdivision.
- (b) Entrance signs shall be limited to a height of five (5) feet above the grade level of the center line of the adjacent street. The sign shall have a sign area less than twenty five (25) square feet.
- (c) Entrance signs must be twelve (12) feet away from the curb.
- (d) Entrance signs may be externally illuminated.

- (e) Entrance signs shall not count toward the maximum allowable signage on an individual residential parcel.

Secs. 15.5-53—15.5-60. - Reserved.

ARTICLE V. - SIGNS ALLOWED IN NON-RESIDENTIAL DISTRICTS

Sec. 15.5-61. - Size and location requirements in non-residential districts.

- (a) No freestanding sign shall be located within thirty (30) feet of the intersection of two public streets.
- (b) Height measurement: All sign heights in non-residential zoning districts shall be measured from the grade level of the center line of the adjacent street to which the property on which the sign is located has access. If the property is higher than the level of the street, the ground level at the base of the proposed sign shall be used. Corner lots shall use the higher of the adjacent street levels. The level of the ground shall not be altered in such a way as to provide additional sign height.
- (c) In planned centers all signs shall be uniform in location, size, and color of lettering and shall be constructed of non-combustible material.

Sec. 15.5-62. - Maximum combined sign area per parcel.

Parcels may contain more than one (1) freestanding sign, given the following:

- (a) Parcels exceeding sixty thousand (60,000) square feet shall be allowed a maximum aggregate sign area of two hundred (200) square feet for the entire parcel.
- (b) Parcels less than sixty thousand (60,000) square feet but greater than fifteen thousand (15,000) square feet shall be allowed a maximum aggregate sign area of one hundred (100) square feet for the entire parcel.
- (c) Parcels less than fifteen thousand (15,000) square feet in size shall be allowed a maximum aggregate sign area of fifty (50) square feet for the entire parcel.
- (d) The limits set forth in (a), (b) and (c) of this section are assessed against the area of all freestanding signs on the parcel but do not count the area of window, wall, awning, billboard, or projecting signs located on the parcel.

Sec. 15.5-63. - Billboard signs.

- (a) Billboard signs shall not exceed six hundred and seventy two (672) square feet of sign area.

- (b) Billboard signs shall not exceed fourteen (14) feet in height or forty eight (48) feet in length.
- (c) Billboard signs are only permitted on parcels zoned RC, NC-1, NC-2, TC, or I.
- (d) Billboard signs shall only be located on parcels adjacent to US Highway 78 and shall be oriented only towards that highway.
- (e) Electronic billboards must meet all standards set by Georgia Department of Transportation for that type of signage.
- (f) No billboard sign shall be located within one thousand (1,000) feet of another billboard sign.
- (g) No billboard sign shall be located within five hundred (500) feet of residential zoned parcels.
- (h) No billboard structure shall exceed a height of fifty (50) feet.

Sec. 15.5-64. - Monument signs.

- (a) Monument signs for planned centers are limited to one hundred (100) square feet of total area, which includes both signage and structure, and shall be limited to one (1) such sign per parcel per street frontage and shall not exceed ten (10) feet in height. No more than eight (8) distinct signs may be located on a single planned center monument sign.
- (b) Monument signs for single tenant parcels are limited to eighty (80) square feet of total area, which includes both signage and structure, shall be limited to one (1) such sign per parcel per street frontage and shall not exceed eight (8) feet in height.
- (c) No more than twenty-five (25) percent of the sign face of a monument sign may be changeable copy.
- (d) LED signs are permitted within monument signs provided they meet the following requirements:
 - (1) Occupy no more than twenty (20) percent of the sign façade.
 - (2) Not flash or simulate movement.
 - (3) Not change more than once every ten (10) seconds.
 - (4) Not exceed brightness of more than two-tenths (0.20) foot-candles above ambient light levels (at measurement conditions) as measured at a distance of one hundred twenty-five (125) feet.
- (e) Monument signs shall be constructed of durable materials such as brick, stone, corrosion-resistant metal, wood, and stucco or other similar materials as approved by

the planning and zoning board. Materials and colors should match those used on the primary structure. Wood shall only be used if it meets all the following criteria:

- (1) The wood portion of the sign must be created using a sand-blasting or carving technique.
- (2) The wood must be painted to protect it from moisture, and kept in an orderly appearance.
- (3) The wood shall not be in contact with the ground.

Sec. 15.5-65. - Wall and awning signs.

- (a) Wall and awning signs shall not extend above the parapet wall.
- (b) Wall signs shall not project beyond the building face by more than eighteen (18) inches. Awning signs shall not project beyond the building face by more than five (5) feet.
- (c) Wall and awning signs shall not exceed ten (10) percent of the wall face to which the sign is attached or three hundred (300) feet of total sign area, whichever is less. For individual tenant spaces that are connected to a larger multi-tenant building, only the wall area of the tenant space is counted.
- (d) The maximum wall or awning sign height shall be ten (10) feet.
- (e) Wall signs are only permitted on parcels zoned RC, NC-1, NC-2, TC, or I.
- (f) Wall signs must be constructed of non-combustible materials, plastic must have a matte or non-glossy appearance.
- (g) Neon signs are permitted as wall signs, but are limited to twenty (20) square feet in total area. Any tube lighting signage shall be deemed a "neon sign" for purposes of this section.

Sec. 15.5-66. - Projecting signs.

- (a) Projecting signs, including the frames, braces, and supports thereof, shall be designed by a structural engineer or manufacturer, and shall be approved by the building inspector as in compliance with the building code of the city, and shall be constructed of incombustible materials.
- (b) *Movable parts.* Any movable part of a projecting sign such as the cover of a service opening shall be securely fastened by chains, screws, or hinges.
- (c) *Size limitations.* Except by special permission of the planning and zoning board, projecting signs shall be limited to five (5) percent of the building face but no larger than fifty (50) square feet on each side. No projecting sign shall be less than twelve (12) inches wide.
- (d) *Location.* Every projecting sign shall be placed at least ten (10) feet above the ground, and a distance not greater than four (4) feet from the face of the wall to which it is attached, measuring from the point of the sign nearest to the wall. No projecting sign

shall be nearer to the curb line than eight (8) feet. Projecting signs shall not be erected over public driveways, alleys, or thoroughfares.

Sec. 15.5-67. - Window signs.

- (a) Window signs must not exceed thirty percent (30) of the window area.
- (b) LED signs are permitted as window signs provided they meet the following requirements:
 - (1) Not flash or simulate movement.
 - (2) Not change more than once every hour.
 - (3) Not exceed brightness of more than 0.20 foot-candles above ambient light levels (at measurement conditions) as measured at a distance of 125 feet.

Sec. 15.5-68. - Architectural embellishments.

- (a) Generally. Architectural embellishments added to a structure for the purpose of conveying a message as to the purpose of the building, or to attract attention to the building, shall be treated as signs, and must comply with the standards set forth in this ordinance. The area of architectural embellishments shall count towards wall sign totals.
- (b) *Requirements.* All applications for approval of architectural embellishments shall meet the following requirements:
 - (1) Architectural embellishments must be consistent with the design of the building and compatible with the surrounding structures.
 - (2) No text, logos, arrows, flags, or banners shall be part of an architectural embellishment. Lighting may be considered an architectural embellishment if it meets the criteria mentioned above.
 - (3) Architectural embellishments shall be applied and constructed strictly in accordance with the plans submitted with the sign application.

Secs. 15.5-69—15.5-80. - Reserved.

ARTICLE VI. - SPECIAL SIGN PROVISIONS

Sec. 15.5-81. - Temporary signs.

- (a) Applications for temporary sign permits shall be submitted to the city, along with all appropriate fees. City staff shall determine whether the requested sign conforms to the requirement of this section.
- (b) Applications for temporary sign permits shall be submitted no less than twenty (20) days prior to the anticipated use of such sign. The city shall render its decision on any application for a temporary sign within five (5) working days of its receipt by the city or the permit shall be deemed granted. The fee for the sign shall be determined by the fee ordinance of the city.
- (c) The applicant for a temporary sign permit should be prepared to submit any of the information required for permanent signs as listed in section 15.5-23 of this chapter should such be requested by the city, including number, dimensions and locations of existing signage on site.
- (d) Any person who is dissatisfied with the decision of the city may appeal that decision to the planning and zoning board. Any such appeal shall be delivered to the city within ten (10) days of receipt of the adverse decision of the city or their designee.
- (e) The applicant for the temporary sign permit shall be responsible for removing the signs within the time required by this chapter or by the city council. Temporary sign permits shall not be used in lieu of permits required for other signs in this chapter. No temporary sign permit is necessary for the signs exempted from the permit requirement under Section 15.5-22.
- (f) The following signs are permitted with a temporary sign permit.
 - 1 Banners are permitted as a temporary sign if they conform to the following standards:
 - a. No banner shall exceed ten (10) percent of the building façade, but shall be no smaller than fifteen (15) square feet in total area;
 - b. Each banner must be individually attached to poles, mast arms or other appropriate structures;
 - c. No more than one (1) banner may be displayed upon any lot, parcel or suite/tenant space at any one time;
 - d. Banners may be displayed for a maximum of two (2) weeks at any given time, not to exceed six (6) weeks in any calendar year;
 - e. No banner may be displayed or used upon any lot with another temporary sign including, but not limited to, temporary detached signs and portable display signs;
 - f. If any lot displays a banner, then there shall only be one (1) window sign while the banner is on display;

- g. All banners shall be maintained in good condition.
- 2.) Signs, including feather flag signs or streamers, advertising a special or weekend event, and directional signs pertaining to these events are permitted in any zoning district, provided that they conform to the following provisions:
 - a. No more than five (5) signs shall be erected which advertise or direct traffic to the event, more than forty-eight (48) hours before the event.
 - b. Signs shall be removed immediately after the event, or within forty-eight (48) hours of being erected, whichever is the shorter period.
 - c. Special event signs may be displayed for a maximum of twenty (20) days in any calendar year.
 - d. No sign shall be placed on another person's property without that property owner's express permission.
 - e. No sign shall exceed four (4) square feet in area.
 3. Balloons, gas-filled figures or other novelties are allowed for a period of ten (10) days or less in all zoning districts except NR-1, NR-2, and NR-3. Such signs shall be limited to one (1) per entity or individual and shall not exceed three (3) cubic feet. No lot shall display more than two (2) such signs per calendar year.
 4. A maximum of two (2) temporary subdivision directional signs not to exceed twenty-four (24) square feet are allowed while the project is under construction.
 5. A temporary detached sign is permitted in any zoning district for any property under development or construction, however the sign shall not exceed twenty (20) square feet.
 6. No more than two (2) temporary signs shall be displayed on any lot in any zoning district at the same time. This provision applies to all signs, regardless of whether a permit is required. This provision is also subject to all other restrictions in this chapter.
 7. No temporary sign shall exceed six (6) square feet in sign face area unless otherwise stated in this chapter.
 8. One (1) or more temporary flags exceeding the allowed flags set forth in subsection 15.5-22(b).

Sec. 15.5-82. - Nonconforming signs.

- (a) Nonconforming signs, which met all legal requirements when erected, may stay in place, provided that within ninety (90) days of the effective date of the ordinance from which this chapter derives the owner of the non-conforming sign or the owner's agent registers the sign with the city. The registration must contain all the requirements of new sign applications and must specify the sign is non-conforming and state the date the sign was completely installed. If original construction drawings for existing signs

cannot be located, a series of color photographs may be provided. A fee is not required for the registration of a non-conforming sign; however failing to register will be considered an offense and may be penalized as any other ordinance violation.

(b) Non-conforming signs are permitted until one of the following conditions occurs:

1. The deterioration or destruction of the sign makes it a hazard or unsightly; or
2. The sign is damaged to the extent that major repairs are required to repair the sign. The sign may be restored to its previous non-compliant condition provided the cost to repair the sign does not exceed fifty (50) percent of the replacement cost for a new conforming sign.

(c) No structural repairs except those permitted by subsection (a) of this section, or change in size, shape, or design, shall be permitted except to make a non-conforming sign comply with all requirements of this chapter. (c) A non-conforming sign shall not be replaced by another non-conforming sign.

(d) Minor repairs and maintenance of nonconforming signs are permitted, but no changes in size or shape are permitted except to make the sign comply with the requirements of this chapter.

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE CLARKSTON ZONING CODE
TO CREATE THE RAILROAD OPEN SPACE DISTRICT.**

WHEREAS, the CSX Railroad right of way runs through Clarkston; and

WHEREAS, this right of way property was never intended for buildings or signs but only for a transportation purpose; and

WHEREAS, the City Council hereby finds that any building, structure or sign erected in the railroad right of way could pose a safety hazard and would be injurious to the character of the community, and therefore that the railroad right of way should remain open space; and

WHEREAS, the City has fully complied with the Zoning Procedures Act in adopting this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the City of Clarkston, Georgia, that the City's Code of Ordinances, be amended as follows:

SECTION ONE

Article VII of Appendix A is hereby amended to add new section 710, to read as follows:

“Sec. 710. Railroad Open Space District.

No structure, improvement or sign shall be erected in the railroad right of way, which shall be dedicated exclusively to railroad transportation and preserved as open space.”

SECTION TWO

This ordinance shall become effective immediately upon its adoption.

NOTICE OF HEARING PUBLISHED: November 19, 2020

PUBLIC HEARING HELD: December 8, 2020

SO ORDAINED this 8th day of December, 2020.

ATTEST:

CITY COUNCIL,
CLARKSTON, GEORGIA

By _____
Tracy Ashby, City Clerk
(SEAL)

BEVERLY BURKS, Mayor

Approved as to Form

Stephen G. Quinn, City Attorney

ORDINANCE NO. _____

**AN ORDINANCE TO ZONE THE CSX RAILROAD RIGHT OF WAY
“RAILROAD OPEN SPACE.”**

WHEREAS, the CSX Railroad right of way runs through Clarkston; and

WHEREAS, this right of way property was never intended for buildings or signs but only for a transportation purpose; and

WHEREAS, the City Council hereby finds that any building, structure or sign erected in the railroad right of way could pose a safety hazard and would be injurious to the character of the community, and therefore that the railroad right of way should remain open space; and

WHEREAS, the City has fully complied with the Zoning Procedures Act in adopting this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the City of Clarkston, Georgia, that the entire CSX Railroad right of way within the City of Clarkston is hereby assigned the zoning designation “Railroad Open Space” as described in Section 710 of the Zoning Ordinance, effective immediately.

BE IT FURTHER ORDAINED that the official City Zoning Map shall reflect such designation.

NOTICE OF HEARING PUBLISHED: November 19, 2020

PUBLIC HEARING HELD: December 8, 2020

SO ORDAINED this 8th day of December, 2020.

ATTEST:

CITY COUNCIL,
CLARKSTON, GEORGIA

By _____
Tracy Ashby, City Clerk
(SEAL)

BEVERLY BURKS, Mayor

Approved as to Form

Stephen G. Quinn, City Attorney

ORDINANCE NO. _____

AN ORDINANCE TO CONFIRM EXISTING ZONING DESIGNATIONS FOR EVERY PARCEL OF LAND WITHIN THE CITY OF CLARKSTON.

WHEREAS, the City Council does not intend to change the zoning for any property by this ordinance; and

WHEREAS, the City Council desires to have a single ordinance that confirms the zoning designation for every parcel in the City in order to provide a compile this information in a single place so as to benefit the administration of the Zoning Ordinance as well as to facilitate property owners being able to easily identify the applicable zoning designation for their properties; and

WHEREAS, the City has fully complied with the Zoning Procedures Act in adopting this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the City of Clarkston, Georgia, that every parcel in the City, as identified by DeKalb County Tax Identification Number on the attached Exhibit "A" entitled _____ and consisting of _____ pages, I hereby assigned the zoning designation listed for each parcel on Exhibit "A," effective immediately.

BE IT FURTHER ORDAINED that the official City Zoning Map shall reflect such designation.

NOTICE OF HEARING PUBLISHED: November 19, 2020

PUBLIC HEARING HELD: December 8, 2020

SO ORDAINED this 8th day of December, 2020.

ATTEST:

CITY COUNCIL,
CLARKSTON, GEORGIA

By _____
Tracy Ashby, City Clerk
(SEAL)

BEVERLY BURKS, Mayor

Approved as to Form

Stephen G. Quinn, City Attorney

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

PARCEL ID	ZONING
18 047 32 002	I
18 047 32 004	I
18 047 32 005	I
18 047 32 006	I
18 047 32 007	I
18 047 32 008	I
18 047 32 009	I
18 047 34 001	I
18 065 03 032	I
18 065 03 033	I
18 065 03 034	I
18 065 03 036	I
18 065 03 037	I
18 065 06 001	I
18 065 06 003	I
18 065 06 007	I
18 065 06 010	I
18 065 06 011	I
18 065 06 015	I
18 065 06 026	I
18 065 06 031	NR-3
18 065 06 032	I
18 065 06 033	I
18 065 06 034	I
18 065 06 035	I
18 065 06 036	I
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18 066 02 031	NR-1
18 066 02 032	NR-1
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CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

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PARCEL IDENTIFICATION | ZONING DESIGNATION

18 096 11 009	NC-1
18 096 11 010	NC-1
18 096 11 011	NC-1
18 096 11 012	NC-1
18 096 11 013	NC-1
18 096 11 014	NC-1
18 096 11 015	NC-1
18 096 12 001	NR-1
18 096 12 002	NR-1
18 096 12 003	NR-1
18 096 12 004	NR-1
18 096 12 005	NR-1
18 096 12 006	NR-1
18 096 12 007	NR-1
18 096 12 008	NR-1
18 096 12 009	NR-1
18 096 12 010	NR-1
18 096 12 011	NR-1
18 096 12 012	NR-1
18 096 12 013	NR-1
18 096 12 014	NR-1
18 096 12 015	NR-1
18 096 12 016	NR-1
18 096 12 017	NR-1
18 096 12 018	NR-1
18 096 12 019	NR-1
18 096 12 020	NR-1
18 096 12 021	NR-1
18 096 12 022	NR-1
18 096 13 001	NR-1
18 096 13 002	NR-1
18 096 13 003	NR-1
18 096 13 004	NR-1
18 096 13 005	NR-1
18 096 13 006	NR-1
18 096 13 007	NR-1
18 096 13 008	NR-1
18 096 13 009	NR-1
18 096 13 010	NR-1
18 096 13 011	NR-1
18 096 13 012	NR-1
18 096 13 013	NR-1
18 096 13 015	NR-1
18 096 13 016	NR-1
18 096 13 017	NR-1
18 096 13 019	NR-1
18 096 13 020	NR-1

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 096 13 023	NR-1
18 096 13 024	NR-1
18 096 13 025	NR-1
18 096 13 026	NR-1
18 096 13 028	NR-1
18 096 13 030	NR-1
18 096 13 033	NR-1
18 096 13 034	NR-1
18 096 13 035	NR-1
18 096 13 038	NR-1
18 096 13 039	NR-1
18 096 13 040	NR-1
18 096 13 041	NR-1
18 096 13 042	NR-1
18 096 13 043	NR-1
18 096 14 001	NR-1
18 096 14 002	NR-1
18 096 14 004	NR-1
18 096 14 005	NR-1
18 096 14 006	NR-1
18 096 14 007	NR-1
18 096 14 008	NR-1
18 096 14 009	NR-1
18 096 14 010	NR-1
18 096 14 011	NR-1
18 096 14 012	NR-1
18 096 14 013	NR-1
18 096 14 014	NR-1
18 096 14 015	NR-1
18 096 14 016	NR-1
18 096 14 017	NR-1
18 096 14 021	NR-1
18 096 14 022	NR-1
18 096 14 023	NR-1
18 096 14 024	NR-1
18 096 14 025	NR-1
18 096 14 026	NR-1
18 096 14 028	NR-1
18 096 14 030	NR-1
18 096 14 032	NR-1
18 096 14 033	NR-1
18 096 14 034	NR-1
18 096 14 035	NR-1
18 096 14 036	NR-1
18 096 14 038	NR-1
18 096 14 039	NR-1
18 096 14 040	NR-1

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 096 14 041	NR-1
18 096 14 042	NR-1
18 096 14 043	NR-1
18 096 14 044	NR-1
18 096 14 045	NR-1
18 096 14 046	NR-1
18 096 14 047	NR-1
18 096 14 048	NR-1
18 096 14 049	NR-1
18 096 15 001	NR-1
18 096 15 003	NR-1
18 096 15 004	NR-1
18 096 15 005	NR-1
18 096 15 006	NR-1
18 096 16 001	NC-1
18 096 16 002	NC-1
18 096 16 003	NC-1
18 096 16 004	NC-1
18 096 16 005	NC-1
18 096 16 006	NC-1
18 096 16 007	NC-1
18 096 16 008	NC-1
18 096 16 009	NC-1
18 096 16 010	NC-1
18 096 17 002	NC-1
18 096 17 007	NC-1
18 096 17 008	NC-1
18 096 17 009	NC-1
18 096 17 010	NC-1
18 096 17 011	NC-1
18 096 17 012	NC-1
18 096 18 001	NR-1
18 096 18 002	NR-1
18 096 19 021	NR-1
18 096 19 022	NR-1
18 096 19 023	NR-1
18 096 19 024	NR-1
18 096 19 025	NR-1
18 096 19 026	NR-1
18 096 19 027	NR-1
18 096 19 028	NR-1
18 096 19 029	NR-1
18 096 19 030	NR-1
18 096 19 031	NR-1
18 096 19 032	NR-1
18 096 19 033	NR-1
18 096 19 034	NR-1

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 096 19 035	NR-1
18 096 19 037	NR-1
18 096 19 039	NR-1
18 096 20 001	NR-1
18 096 20 002	NR-1
18 096 20 003	NR-1
18 096 21 001	NC-1
18 096 21 002	NC-1
18 096 21 004	NC-1
18 096 21 005	NC-1
18 096 22 001	TC
18 096 22 002	TC
18 096 22 003	TC
18 096 22 004	TC
18 096 22 005	TC
18 096 22 006	TC
18 096 23 001	NR-3
18 096 23 002	NR-3
18 096 23 003	NR-3
18 096 23 004	NR-3
18 096 23 005	NR-3
18 096 24 001	NR-1
18 096 24 002	NR-1
18 096 24 004	NR-1
18 096 24 005	NR-1
18 096 24 006	NR-1
18 096 24 007	NR-1
18 096 24 008	NR-1
18 096 24 009	NR-1
18 096 24 010	NR-1
18 096 24 011	NR-1
18 096 24 012	NR-1
18 096 24 013	NR-1
18 096 24 014	NR-1
18 096 24 015	NR-1
18 096 24 016	NR-1
18 096 24 017	NR-1
18 096 24 018	NR-1
18 096 25 001	NR-1
18 096 25 003	NR-1
18 096 26 035	NR-1
18 096 26 036	NR-1
18 096 26 037	NR-1
18 096 26 038	NR-1
18 096 26 039	NR-1
18 096 26 040	NR-1
18 096 26 041	NR-1

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 096 26 042	NR-1
18 096 26 046	NR-1
18 096 26 047	NR-1
18 096 26 048	NR-1
18 096 26 049	NR-1
18 096 26 050	NR-1
18 096 26 051	NR-1
18 096 26 052	NR-1
18 096 26 053	NR-1
18 096 27 001	NR-1
18 096 27 002	NR-1
18 096 27 005	NR-1
18 096 27 006	NR-1
18 096 27 008	NR-1
18 096 27 009	NR-1
18 096 27 011	NR-1
18 096 27 012	NR-1
18 096 27 013	NR-1
18 096 27 014	NR-1
18 096 27 015	NR-1
18 096 27 016	NR-1
18 096 27 018	NR-1
18 096 27 019	NR-1
18 096 27 021	NR-1
18 096 27 026	NR-1
18 096 27 027	NR-1
18 096 27 028	NR-1
18 096 27 029	NR-1
18 096 27 030	NR-1
18 096 27 031	NR-1
18 096 27 032	NR-1
18 096 27 033	NR-1
18 096 27 034	NR-1
18 096 27 035	NR-1
18 096 27 036	NR-1
18 096 27 039	NR-1
18 096 27 040	NR-1
18 096 27 041	NR-1
18 096 27 042	NR-1
18 096 27 043	NR-1
18 096 27 045	NR-1
18 096 27 049	NR-1
18 097 01 001	NR-1
18 097 01 002	NC-1
18 097 01 003	NR-1
18 097 01 004	NR-1
18 097 01 062	NR-1

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 097 01 063	NR-1
18 097 01 064	NR-1
18 097 01 065	NR-1
18 097 01 066	NR-1
18 097 01 067	NR-1
18 097 01 068	NR-1
18 097 01 069	NR-1
18 097 01 070	NR-1
18 097 01 071	NR-1
18 097 01 072	NR-3
18 097 01 073	NR-3
18 097 01 074	NR-3
18 097 01 075	NR-1
18 097 01 076	NR-1
18 097 01 077	NR-1
18 097 01 078	NR-1
18 097 01 079	NR-1
18 097 01 080	NR-1
18 097 01 081	NR-1
18 097 01 082	NR-1
18 097 01 083	NR-1
18 097 01 084	NR-1
18 097 01 085	NR-1
18 097 01 086	NR-1
18 097 01 087	NR-1
18 097 01 088	NR-1
18 097 01 089	NR-1
18 097 01 090	NR-1
18 097 01 091	NR-1
18 097 01 092	NR-1
18 097 01 093	NR-3
18 097 01 102	NR-1
18 097 01 103	NR-1
18 097 01 104	NR-1
18 097 01 105	NR-1
18 097 01 106	NR-1
18 097 01 107	NR-1
18 097 01 108	NR-1
18 097 01 109	NR-1
18 097 01 110	NR-1
18 097 01 111	NR-1
18 097 01 112	NR-1
18 097 01 113	NR-1
18 097 01 114	NR-1
18 097 01 115	NR-1
18 097 01 116	NR-1
18 097 01 117	NR-1

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 097 01 118	NR-1
18 097 01 119	NR-1
18 097 01 120	NR-1
18 097 01 121	NR-CD
18 097 01 123	NC-1
18 097 01 124	NC-1
18 097 02 001	NR-3
18 097 02 002	NR-3
18 097 02 003	NR-3
18 097 02 005	NR-3
18 097 02 006	NR-3
18 097 02 011	NR-3
18 097 02 013	NR-3
18 097 02 018	NR-3
18 097 02 019	NR-3
18 097 02 022	NR-3
18 097 02 023	NR-3
18 097 02 025	NR-3
18 097 02 026	NR-3
18 097 02 027	NR-3
18 097 02 028	NR-3
18 097 02 029	NR-3
18 097 02 030	NR-3
18 097 02 031	NR-3
18 097 02 032	NR-3
18 097 02 033	NR-3
18 097 02 034	NR-3
18 097 02 035	NR-3
18 097 03 002	NR-3
18 097 03 003	NR-3
18 097 03 004	NR-3
18 097 03 005	NR-3
18 097 03 006	NR-3
18 097 03 008	NR-3
18 097 03 009	NR-3
18 097 03 010	NR-3
18 097 03 011	NR-3
18 097 03 012	NR-3
18 097 03 013	NR-3
18 097 03 014	NR-3
18 097 03 015	NR-3
18 097 03 016	NR-3
18 097 03 017	NR-CD
18 097 04 001	NR-3
18 097 04 002	NR-3
18 097 04 003	NR-3
18 097 04 004	NR-3

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 097 04 005	NR-3
18 097 04 007	RC
18 097 04 008	RC
18 097 04 009	RC
18 097 04 010	RC
18 097 04 011	RC
18 097 04 012	RC
18 097 04 013	RC
18 097 04 014	RC
18 097 04 015	RC
18 097 04 016	NR-3
18 097 04 017	NR-3
18 097 04 018	NR-3
18 097 04 019	NR-3
18 097 04 020	NR-3
18 097 05 001	RC
18 097 05 002	RC
18 097 05 003	RC
18 097 05 004	RC
18 097 05 005	RC
18 097 05 006	RC
18 097 05 007	RC
18 097 05 008	RC
18 097 06 001	RC
18 097 06 002	RC
18 097 06 003	RC
18 097 06 004	RC
18 097 06 015	NR-3
18 097 06 016	NR-3
18 097 06 017	NR-3
18 097 06 018	NR-3
18 097 06 019	NR-3
18 097 06 021	NR-3
18 097 06 022	NR-3
18 097 06 023	NR-3
18 097 06 024	NR-3
18 097 07 001	TC
18 097 07 002	NR-3
18 097 07 003	NR-3
18 097 07 004	NR-3
18 097 07 005	NR-3
18 097 07 006	NR-3
18 097 07 007	NR-3
18 097 07 008	NR-3
18 097 07 009	NR-3
18 097 07 010	NR-3
18 097 07 013	NR-3

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 097 07 014	NR-3
18 097 07 015	NR-3
18 097 07 016	TC
18 097 07 017	TC
18 097 07 019	TC
18 097 07 020	TC
18 097 07 021	TC
18 097 07 022	TC
18 097 07 023	TC
18 097 07 024	NR-3
18 097 07 025	NR-3
18 097 07 026	NR-3
18 097 09 001	NR-3
18 097 09 002	NR-3
18 097 09 003	NR-3
18 097 09 004	NR-3
18 097 09 005	NR-3
18 097 09 006	NR-3
18 097 09 007	NR-3
18 097 09 008	NR-3
18 097 09 009	NR-3
18 097 09 010	NR-3
18 097 09 011	NR-3
18 097 09 012	NR-3
18 097 09 013	NR-3
18 097 09 014	NR-3
18 097 09 015	NR-3
18 097 09 016	NR-3
18 097 09 017	NR-3
18 097 09 018	NR-3
18 097 09 019	NR-3
18 097 09 020	NR-3
18 097 10 006	NR-3
18 097 10 007	NC-1
18 097 10 008	NC-1
18 097 10 009	NC-1
18 097 10 010	NC-1
18 097 10 011	NR-1
18 097 10 012	NR-3
18 097 10 013	NR-3
18 097 10 014	NR-3
18 097 10 015	NR-3
18 097 10 016	NR-3
18 097 10 017	NR-3
18 097 10 018	NR-3
18 097 10 020	NR-3
18 097 10 021	NR-3

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 097 10 023	NR-3
18 097 10 024	NR-3
18 097 10 026	NR-3
18 097 10 027	NR-3
18 097 10 028	NR-3
18 097 10 029	NR-3
18 097 10 031	NR-3
18 097 10 032	NR-3
18 097 10 033	NR-3
18 097 10 034	NR-3
18 097 10 035	NR-3
18 097 10 036	NR-3
18 097 10 037	NR-3
18 097 10 038	NR-3
18 097 10 039	NR-3
18 097 10 040	NR-3
18 097 10 041	NR-3
18 097 10 042	NR-3
18 097 10 043	NR-3
18 097 10 044	NR-3
18 097 10 045	NR-3
18 097 10 046	NR-1
18 097 10 047	NR-1
18 097 10 048	NC-1
18 097 10 050	NR-1
18 097 10 051	NR-3
18 097 10 052	NR-1
18 097 10 053	NR-1
18 097 10 054	NC-1
18 097 10 055	NC-1
18 097 10 056	NC-1
18 097 10 057	NR-3
18 097 10 059	NR-1
18 097 11 034	NR-3
18 097 11 036	NR-3
18 097 11 037	NR-3
18 097 11 038	NR-3
18 097 11 040	NR-3
18 097 11 041	NR-3
18 097 11 042	NR-3
18 097 11 043	NR-3
18 097 11 045	NR-3
18 097 11 046	NR-3
18 097 11 047	NR-3
18 097 11 048	NR-3
18 097 11 049	NR-3
18 097 11 050	NR-3

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 097 11 051	NR-3
18 097 11 052	NR-3
18 097 11 053	NR-3
18 097 11 054	NR-3
18 097 11 055	NR-3
18 097 11 056	NR-3
18 097 11 057	NR-3
18 097 11 058	NR-3
18 097 11 094	NR-3
18 097 11 095	NR-3
18 097 11 096	NR-3
18 097 11 097	NR-3
18 097 11 098	NR-3
18 097 11 099	NR-3
18 097 11 100	NR-3
18 097 11 101	NR-3
18 097 11 103	NR-1
18 097 11 104	NR-3
18 097 11 105	NR-3
18 097 11 106	NR-3
18 097 11 107	NR-3
18 097 11 108	NR-3
18 097 11 109	NR-3
18 097 11 110	NR-3
18 097 11 111	NR-3
18 097 11 112	NR-3
18 097 11 113	NR-3
18 097 11 114	NR-3
18 097 11 115	NR-3
18 097 11 116	NR-3
18 097 11 117	NR-3
18 097 11 119	NR-3
18 097 11 120	NR-3
18 097 11 121	NR-3
18 097 11 122	NR-3
18 097 11 123	NR-3
18 097 11 124	NR-3
18 097 11 125	NR-3
18 097 11 126	NR-3
18 097 12 001	TC
18 097 12 002	TC
18 097 12 012	TC
18 097 12 013	TC
18 097 12 014	TC
18 097 12 020	TC
18 097 12 025	TC
18 097 12 026	TC

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 097 13 001	NR-3
18 097 13 002	NR-3
18 097 13 003	NR-3
18 097 13 004	NR-3
18 097 13 005	NR-3
18 097 13 006	NR-3
18 097 13 007	NR-3
18 097 13 008	NR-3
18 097 13 009	NR-3
18 097 13 010	NR-3
18 097 13 011	NR-3
18 097 13 012	NR-3
18 097 13 013	NR-3
18 097 13 014	NR-3
18 097 13 015	NR-3
18 097 13 016	NR-3
18 097 13 017	NR-3
18 097 13 018	NR-3
18 097 13 019	NR-3
18 097 13 020	NR-3
18 097 13 021	NR-3
18 097 13 022	NR-3
18 097 13 023	NR-3
18 097 13 024	NR-3
18 097 13 025	NR-3
18 118 01 007	NR-CD
18 118 01 008	NR-CD
18 118 01 009	NR-CD
18 118 01 011	NC-2
18 118 01 012	NC-2
18 118 01 013	NR-CD
18 118 03 003	I
18 118 03 004	I
18 118 03 006	NC-1
18 118 03 007	NC-1
18 118 03 008	NR-3
18 118 03 011	NR-CD
18 118 03 012	I
18 118 03 013	NC-2
18 118 03 014	NR-CD
18 118 03 015	NC-2
18 118 03 016	I
18 118 03 017	NC-2
18 118 03 018	I
18 118 03 019	NR-CD
18 118 03 020	NR-CD
18 118 03 021	I

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 118 03 022	NR-3
18 118 03 023	NC-1
18 118 03 024	I
18 118 03 025	NC-2
18 118 03 027	NC-2
18 118 03 028	NC-2
18 118 03 029	NC-2
18 118 07 001	NR-CD
18 118 07 002	NR-CD
18 118 07 003	NR-CD
18 118 07 004	NR-CD
18 118 07 005	NR-CD
18 118 07 006	NR-CD
18 118 07 007	NR-CD
18 118 07 008	NR-CD
18 118 07 009	NR-CD
18 118 07 010	NR-CD
18 118 07 011	NR-CD
18 118 07 012	NR-CD
18 118 07 013	NR-CD
18 118 07 014	NR-CD
18 118 07 015	NR-CD
18 118 07 016	NR-CD
18 118 07 017	NR-CD
18 118 07 018	NR-CD
18 118 07 019	NR-CD
18 118 07 020	NR-CD
18 118 07 021	NR-CD
18 118 07 022	NR-CD
18 118 07 023	NR-CD
18 118 07 024	NR-CD
18 118 07 025	NR-CD
18 118 07 026	NR-CD
18 118 07 027	NR-CD
18 118 07 028	NR-CD
18 118 07 029	NR-CD
18 118 07 030	NR-CD
18 118 07 031	NR-CD
18 118 07 032	NR-CD
18 118 07 033	NR-CD
18 118 07 034	NR-CD
18 118 07 035	NR-CD
18 118 07 036	NR-CD
18 118 07 037	NR-CD
18 118 07 038	NR-CD
18 118 07 039	NR-CD
18 118 07 040	NR-CD

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 118 07 041	NR-CD
18 118 07 042	NR-CD
18 118 07 043	NR-CD
18 118 07 044	NR-CD
18 118 07 045	NR-CD
18 118 07 046	NR-CD
18 118 07 047	NR-CD
18 118 07 048	NR-CD
18 118 07 049	NR-CD
18 118 07 050	NR-CD
18 118 07 051	NR-CD
18 118 07 052	NR-CD
18 118 07 053	NR-CD
18 118 07 054	NR-CD
18 118 07 055	NR-CD
18 118 07 056	NR-CD
18 118 07 057	NR-CD
18 118 07 058	NR-CD
18 118 07 059	NR-CD
18 118 07 060	NR-CD
18 118 07 061	NR-CD
18 118 07 062	NR-CD
18 118 07 063	NR-CD
18 118 07 064	NR-CD
18 118 07 065	NR-CD
18 118 07 066	NR-CD
18 118 07 067	NR-CD
18 118 07 068	NR-CD
18 118 07 069	NR-CD
18 118 07 070	NR-CD
18 118 07 071	NR-CD
18 118 07 072	NR-CD
18 118 07 073	NR-CD
18 118 07 074	NR-CD
18 118 07 075	NR-CD
18 118 07 076	NR-CD
18 118 07 077	NR-CD
18 118 07 078	NR-CD
18 118 07 079	NR-CD
18 118 07 080	NR-CD
18 118 07 081	NR-CD
18 118 07 082	NR-CD
18 118 07 083	NR-CD
18 118 07 084	NR-CD
18 118 07 085	NR-CD
18 118 07 086	NR-CD
18 118 07 087	NR-CD

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 118 07 088	NR-CD
18 118 07 089	NR-CD
18 118 07 090	NR-CD
18 118 07 091	NR-CD
18 118 07 092	NR-CD
18 118 07 093	NR-CD
18 118 07 094	NR-CD
18 118 07 095	NR-CD
18 118 07 096	NR-CD
18 118 07 097	NR-CD
18 118 07 098	NR-CD
18 118 07 099	NR-CD
18 118 07 100	NR-CD
18 118 07 101	NR-CD
18 118 08 001	NR-CD
18 118 08 002	NR-CD
18 118 08 003	NR-CD
18 118 08 004	NR-CD
18 118 08 005	NR-CD
18 118 08 006	NR-CD
18 118 08 007	NR-CD
18 118 08 008	NR-CD
18 118 08 009	NR-CD
18 118 08 010	NR-CD
18 118 08 011	NR-CD
18 118 08 012	NR-CD
18 118 08 013	NR-CD
18 118 08 014	NR-CD
18 118 08 015	NR-CD
18 118 08 016	NR-CD
18 118 08 017	NR-CD
18 118 08 018	NR-CD
18 118 08 019	NR-CD
18 118 08 020	NR-CD
18 118 08 021	NR-CD
18 118 08 022	NR-CD
18 118 08 023	NR-CD
18 118 08 024	NR-CD
18 118 08 025	NR-CD
18 118 08 026	NR-CD
18 118 08 027	NR-CD
18 118 08 028	NR-CD
18 118 08 029	NR-CD
18 118 08 030	NR-CD
18 118 08 031	NR-CD
18 118 08 032	NR-CD
18 118 08 033	NR-CD

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 118 08 034	NR-CD
18 118 08 035	NR-CD
18 118 08 036	NR-CD
18 118 08 037	NR-CD
18 119 01 001	NR-3
18 119 01 003	NR-3
18 119 01 004	NR-3
18 119 01 005	NR-1
18 119 01 006	NR-3
18 119 01 007	NR-3
18 119 01 008	NR-3
18 119 01 009	NR-3
18 119 01 010	NR-3
18 119 01 011	NR-3
18 119 01 012	NR-3
18 119 01 013	NR-3
18 119 01 015	RC
18 119 01 016	NR-3
18 119 01 017	RC
18 119 01 018	NR-CD
18 119 01 019	NR-CD
18 119 01 020	RC
18 119 01 021	NR-3
18 119 01 022	NR-CD
18 119 01 027	NR-CD
18 119 01 032	NR-3
18 119 01 033	NR-3
18 119 01 034	NR-CD
18 119 01 038	NR-3
18 119 01 039	NR-3
18 119 01 040	NR-1
18 119 01 042	NR-1
18 119 01 043	NR-1
18 119 01 044	NR-3
18 119 01 045	NR-3
18 119 02 001	NR-3
18 119 02 002	NR-3
18 119 02 003	NR-3
18 119 02 004	NR-3
18 119 02 005	NR-3
18 119 02 006	NR-3
18 119 02 007	NR-3
18 119 02 008	NR-3
18 119 02 009	NR-3
18 119 03 002	NR-3
18 119 03 003	NR-3
18 119 03 004	NR-3

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 119 03 005	NR-3
18 119 04 001	NR-3
18 119 04 002	NR-3
18 119 04 003	NR-3
18 119 04 004	NR-3
18 119 04 005	NR-3
18 119 05 001	NR-3
18 119 05 002	NR-3
18 119 05 003	NR-3
18 119 05 004	NR-3
18 119 05 005	NR-3
18 119 05 006	NR-3
18 119 05 007	NR-3
18 119 05 009	NR-3
18 119 05 010	NR-3
18 119 05 011	TC
18 119 05 012	TC
18 119 05 013	NR-CD
18 119 05 014	NC-2
18 119 05 015	NC-2
18 119 05 016	NR-3
18 119 05 017	NR-3
18 119 05 019	NR-3
18 119 06 001	NC-1
18 119 06 002	NC-1
18 119 06 003	NC-1
18 119 07 001	NR-3
18 119 07 003	NR-1
18 119 07 004	NR-1
18 119 07 005	NR-1
18 119 07 006	NR-1
18 119 07 007	NR-1
18 119 07 008	NR-1
18 119 07 009	NR-1
18 119 07 010	NR-1
18 119 07 011	NR-1
18 119 07 012	NR-1
18 119 07 013	NR-1
18 119 07 014	NR-1
18 119 08 004	NR-CD
18 119 08 005	NR-3
18 119 08 006	NR-3
18 119 08 007	NR-CD
18 119 08 010	NR-3
18 119 08 012	NR-3
18 119 08 013	NR-CD
18 119 08 014	NR-3

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 119 08 015	NR-3
18 119 08 016	NR-3
18 119 08 017	NR-3
18 119 08 018	NR-3
18 119 08 019	NR-3
18 119 08 021	NR-1
18 119 08 024	NR-3
18 119 08 025	NR-3
18 119 08 026	NR-1
18 119 08 027	NR-CD
18 119 08 028	NR-3
18 119 08 054	NR-1
18 119 09 001	NC-1
18 119 09 004	NC-1
18 119 10 001	NR-3
18 119 10 002	NR-3
18 119 10 003	NR-3
18 119 10 004	NR-3
18 119 10 005	NR-3
18 119 10 006	NR-3
18 119 10 007	NR-3
18 119 10 008	NR-3
18 119 10 009	NR-3
18 119 10 010	NR-3
18 119 10 011	NR-3
18 119 10 012	NR-3
18 119 10 013	NR-3
18 119 10 014	NR-3
18 119 10 015	NR-3
18 119 10 016	NR-3
18 119 10 017	NR-3
18 119 10 018	NR-3
18 119 10 019	NR-3
18 119 10 020	NR-3
18 119 10 021	NR-3
18 119 10 022	NR-3
18 119 10 023	NR-3
18 119 10 024	NR-3
18 119 10 025	NR-3
18 119 10 026	NR-3
18 119 10 027	NR-3
18 119 10 028	NR-3
18 119 10 029	NR-3
18 119 10 030	NR-3
18 119 10 031	NR-3
18 119 10 032	NR-3
18 119 10 033	NR-3

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 119 10 034	NR-3
18 119 10 035	NR-3
18 119 10 036	NR-3
18 119 10 037	NR-3
18 119 10 038	NR-3
18 119 10 039	NR-3
18 119 10 040	NR-3
18 119 10 041	NR-3
18 119 10 042	NR-3
18 119 10 043	NR-3
18 119 10 044	NR-3
18 119 10 045	NR-3
18 119 10 046	NR-3
18 119 10 047	NR-3
18 119 10 048	NR-3
18 119 10 049	NR-3
18 119 10 050	NR-3
18 119 10 051	NR-3
18 119 10 052	NR-3
18 119 10 053	NR-3
18 119 10 054	NR-3
18 119 10 055	NR-3
18 119 10 056	NR-3
18 119 10 057	NR-3
18 119 10 058	NR-3
18 119 10 059	NR-3
18 119 10 060	NR-3
18 119 10 061	NR-3
18 119 10 062	NR-3
18 119 10 063	NR-3
18 119 10 064	NR-3
18 119 10 065	NR-3
18 119 10 066	NR-3
18 119 10 067	NR-3
18 119 10 068	NR-3
18 119 10 069	NR-3
18 119 10 070	NR-3
18 119 10 071	NR-3
18 119 10 072	NR-3
18 119 10 073	NR-3
18 119 10 074	NR-3
18 119 10 075	NR-3
18 119 10 076	NR-3
18 119 10 077	NR-3
18 119 10 078	NR-3
18 119 10 079	NR-3
18 119 10 080	NR-3

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 119 10 081	NR-3
18 119 10 082	NR-3
18 119 10 083	NR-3
18 119 10 084	NR-3
18 119 10 085	NR-3
18 119 10 086	NR-3
18 119 10 087	NR-3
18 119 10 088	NR-3
18 119 10 089	NR-3
18 119 10 090	NR-3
18 119 10 091	NR-3
18 119 11 001	NR-CD
18 119 11 002	NR-CD
18 119 11 003	NR-CD
18 119 11 004	NR-CD
18 119 11 005	NR-CD
18 119 11 006	NR-CD
18 119 11 007	NR-CD
18 119 11 008	NR-CD
18 119 11 009	NR-CD
18 119 11 010	NR-CD
18 119 11 011	NR-CD
18 119 11 012	NR-CD
18 119 11 013	NR-CD
18 119 11 014	NR-CD
18 119 11 015	NR-CD
18 119 11 016	NR-CD
18 119 11 017	NR-CD
18 119 11 018	NR-CD
18 119 11 019	NR-CD
18 119 11 020	NR-CD
18 119 11 021	NR-CD
18 119 11 022	NR-CD
18 119 11 023	NR-CD
18 119 11 024	NR-CD
18 119 11 025	NR-CD
18 119 11 026	NR-CD
18 119 11 027	NR-CD
18 119 11 028	NR-CD
18 119 11 029	NR-CD
18 119 11 030	NR-CD
18 119 11 031	NR-CD
18 119 11 032	NR-CD
18 119 11 033	NR-CD
18 119 11 034	NR-CD
18 119 11 035	NR-CD
18 119 11 036	NR-CD

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 119 11 037	NR-CD
18 119 11 038	NR-CD
18 119 11 039	NR-CD
18 119 11 040	NR-CD
18 119 11 041	NR-CD
18 119 11 042	NR-CD
18 119 11 043	NR-CD
18 119 11 044	NR-CD
18 119 11 045	NR-CD
18 119 11 046	NR-CD
18 119 11 047	NR-CD
18 119 11 048	NR-CD
18 119 11 049	NR-CD
18 119 11 050	NR-CD
18 119 11 051	NR-CD
18 119 11 052	NR-CD
18 119 11 053	NR-CD
18 119 11 054	NR-CD
18 119 11 055	NR-CD
18 119 11 056	NR-CD
18 119 11 057	NR-CD
18 119 11 058	NR-CD
18 119 11 059	NR-CD
18 119 11 060	NR-CD
18 119 11 061	NR-CD
18 119 11 062	NR-CD
18 119 11 063	NR-CD
18 119 11 064	NR-CD
18 119 11 065	NR-CD
18 119 11 066	NR-CD
18 119 11 067	NR-CD
18 119 11 068	NR-CD
18 119 11 069	NR-CD
18 119 11 070	NR-CD
18 119 11 071	NR-CD
18 119 11 072	NR-CD
18 119 11 073	NR-CD
18 119 11 074	NR-CD
18 119 11 075	NR-CD
18 119 11 076	NR-CD
18 119 11 077	NR-CD
18 119 11 078	NR-CD
18 119 11 079	NR-CD
18 119 11 080	NR-CD
18 119 11 081	NR-CD
18 119 11 082	NR-CD
18 119 11 083	NR-CD

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 119 11 084	NR-CD
18 119 11 085	NR-CD
18 119 11 086	NR-CD
18 119 12 001	NR-3
18 119 12 002	NR-3
18 119 12 003	NR-3
18 119 12 004	NR-3
18 119 12 005	NR-3
18 119 12 006	NR-3
18 119 12 007	NR-3
18 119 12 008	NR-3
18 119 12 009	NR-3
18 119 12 010	NR-3
18 119 12 011	NR-3
18 119 12 012	NR-3
18 119 12 013	NR-3
18 119 12 014	NR-3
18 119 12 015	NR-3
18 119 12 016	NR-3
18 119 12 017	NR-3
18 119 12 018	NR-3
18 119 12 019	NR-3
18 119 12 020	NR-3
18 119 12 021	NR-3
18 119 12 022	NR-3
18 119 12 023	NR-3
18 119 12 024	NR-3
18 119 12 025	NR-3
18 119 12 026	NR-3
18 119 12 027	NR-3
18 119 12 028	NR-3
18 119 12 029	NR-3
18 119 12 030	NR-3
18 119 12 031	NR-3
18 119 12 032	NR-3
18 119 12 033	NR-3
18 119 12 034	NR-3
18 119 12 035	NR-3
18 119 12 036	NR-3
18 119 12 037	NR-3
18 119 12 038	NR-3
18 119 12 039	NR-3
18 119 12 040	NR-3
18 119 12 041	NR-3
18 119 13 001	NR-3
18 119 13 002	NR-3
18 119 13 003	NR-3

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 119 13 004	NR-3
18 119 13 005	NR-3
18 119 13 006	NR-3
18 119 13 007	NR-3
18 119 13 008	NR-3
18 119 13 009	NR-3
18 119 13 010	NR-3
18 119 13 011	NR-3
18 119 13 012	NR-3
18 119 13 013	NR-3
18 119 13 014	NR-3
18 119 13 015	NR-3
18 119 13 016	NR-3
18 119 13 017	NR-3
18 119 13 018	NR-3
18 119 13 019	NR-3
18 119 13 020	NR-3
18 119 13 021	NR-3
18 119 13 022	NR-3
18 119 13 023	NR-3
18 119 13 024	NR-3
18 119 13 025	NR-3
18 119 13 026	NR-3
18 119 13 027	NR-3
18 119 13 028	NR-3
18 119 13 029	NR-3
18 119 13 030	NR-3
18 119 13 031	NR-3
18 119 13 032	NR-3
18 119 13 033	NR-3
18 119 13 034	NR-3
18 119 13 035	NR-3
18 119 13 036	NR-3
18 119 13 037	NR-3
18 119 13 038	NR-3
18 119 13 039	NR-3
18 119 13 040	NR-3
18 119 13 041	NR-3
18 119 13 042	NR-3
18 119 14 001	NR-3
18 119 14 002	NR-3
18 119 14 003	NR-3
18 119 14 004	NR-3
18 119 14 005	NR-3
18 119 14 006	NR-3
18 119 14 007	NR-3
18 119 14 008	NR-3

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 119 14 009	NR-3
18 119 14 010	NR-3
18 119 14 011	NR-3
18 119 14 012	NR-3
18 119 14 013	NR-3
18 119 14 014	NR-3
18 119 14 015	NR-3
18 119 14 016	NR-3
18 119 14 017	NR-3
18 119 14 018	NR-3
18 119 14 019	NR-3
18 119 14 020	NR-3
18 119 14 021	NR-3
18 119 14 022	NR-3
18 119 14 023	NR-3
18 119 14 024	NR-3
18 119 14 025	NR-3
18 119 14 026	NR-3
18 119 14 027	NR-3
18 119 14 028	NR-3
18 119 14 029	NR-3
18 119 14 030	NR-3
18 119 14 031	NR-3
18 119 14 032	NR-3
18 119 14 033	NR-3
18 119 14 034	NR-3
18 119 14 035	NR-3
18 119 14 036	NR-3
18 119 14 037	NR-3
18 142 01 001	NR-CD
18 142 01 002	NC-2
18 142 01 004	NC-2
18 142 01 013	NR-CD
18 142 01 086	NR-CD
18 142 01 089	NC-2
18 142 01 092	NC-2
18 142 01 097	NC-2
18 142 01 098	NC-2
18 142 01 101	NC-2
18 142 01 103	NC-2
18 142 01 104	NC-2
18 142 01 107	NC-2
18 142 01 111	NR-CD
18 143 02 001	NC-2
18 143 02 002	NC-2
18 143 02 003	NC-2
18 143 08 003	NR-CD

CITY OF CLARKTON
PARCEL IDENTIFICATION | ZONING DESIGNATION

18 143 08 004	NR-CD
18 143 08 005	NR-CD
18 143 08 008	NC-2
18 143 08 009	NC-2
18 143 08 010	NR-CD
18 143 08 011	NC-2

ORDINANCE NO. _____

**AN ORDINANCE BY THE CITY OF CLARKSTON TO
ADOPT A NEW CITY ZONING MAP.**

WHEREAS, the City Council desires to adopt a new up-to-date zoning map; and

WHEREAS, the City has fully complied with the Zoning Procedures Act in adopting this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Clarkston that the map attached hereto, labeled “City of Clarkston Zoning Map” and dated _____, is hereby adopted as the official zoning map for the City, effective immediately..

NOTICE OF HEARING PUBLISHED: November 19, 2020

PUBLIC HEARING HELD: December 8, 2020

SO ORDAINED this 8th day of December, 2020.

ATTEST:

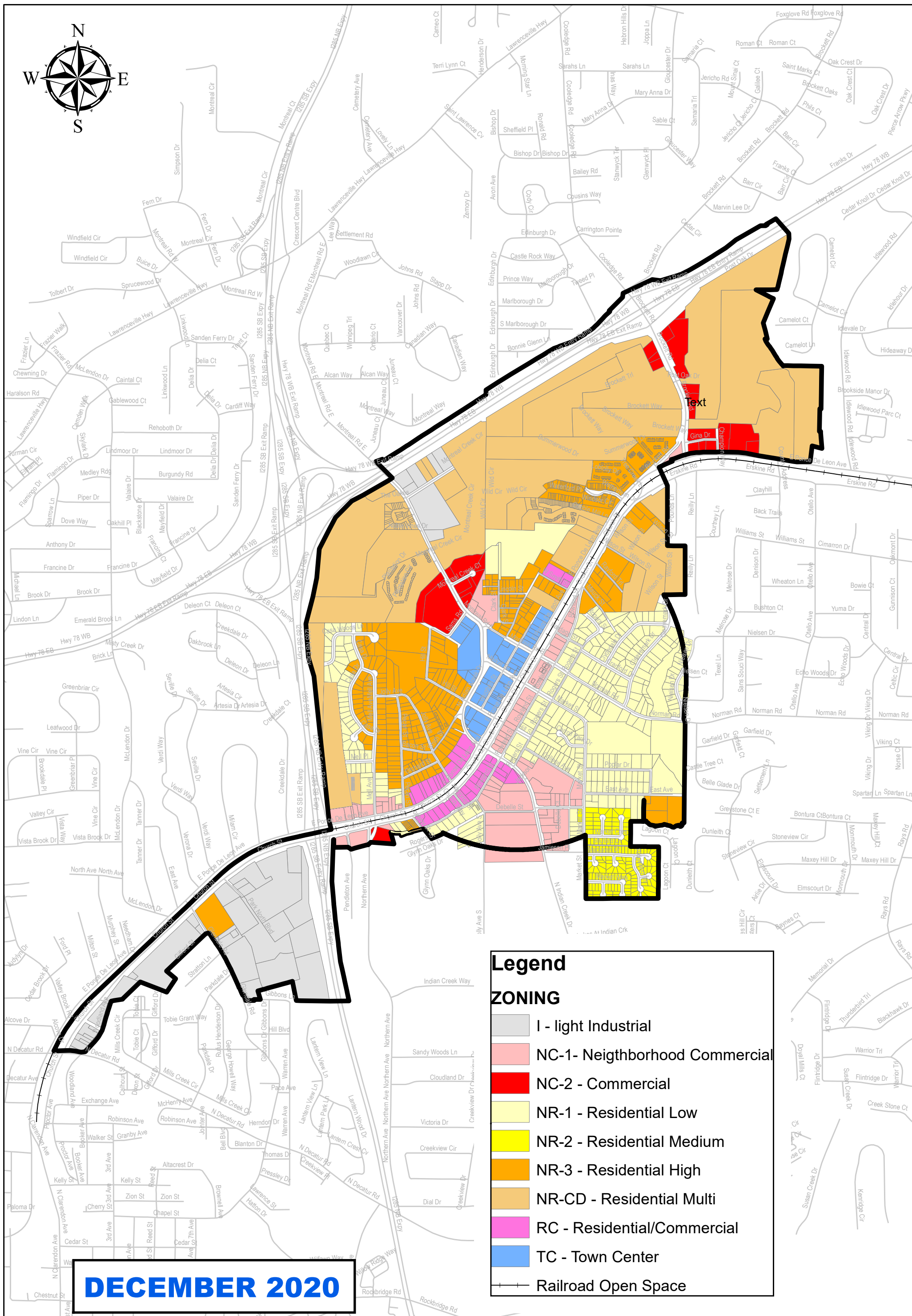
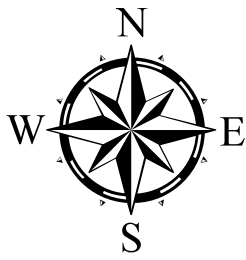
CITY COUNCIL,
CLARKSTON, GEORGIA

By _____
Tracy Ashby, City Clerk
(SEAL)

BEVERLY BURKS, Mayor

Approved as to Form

Stephen G. Quinn, City Attorney



Legend

ZONING

- I - light Industrial
- NC-1- Neighborhood Commercial
- NC-2 - Commercial
- NR-1 - Residential Low
- NR-2 - Residential Medium
- NR-3 - Residential High
- NR-CD - Residential Multi
- RC - Residential/Commercial
- TC - Town Center
- Railroad Open Space

ORDIANNCE NO. _____

TO AMEND THE CLARKSTON ZONING ORDINANCE TO CODIFY HEARING PROCEDURES FOR ZONING PUBLIC HEARINGS HELD BY THE CITY COUNCIL.

WHEREAS, O.C.G.A. Section 36-66-4 requires the City of Clarkston to hold at least one public hearing when it considers a “zoning decision” as defined by State law; and

WHEREAS, the City Council desires to facilitate public comment during zoning hearings so that the opinions and concerns of residents in favor and in opposition to the proposed zoning action can make their thoughts known in a public forum; and

WHEREAS, the City Council desires to establish procedures which govern conducting zoning public hearings as required by O.C.G.A. Section 36-66-5(a); and

WHEREAS, the City Council finds that it is necessary to place certain limits on public comment at zoning hearings so as to maintain order and efficiency at public meetings; and

WHEREAS, the City Council previously adopted these same zoning public hearing procedures by Resolution 2019-09 but now wishes to codify such procedures in the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clarkston as follows:

SECTION ONE

Article III of Appendix “A” to the City Code, being the City’s Zoning Ordinance, is hereby amended to add new Section 323, to read as follows:

“Sec. 323. Procedure for public hearings required by the Zoning Procedures Act.

Whenever the City Council conducts a public hearing in connection with a zoning decision, as required by O.C.G.A. Section 36-66-4, the following procedures shall be observed:

1. *Speaker registration.* The applicant for rezoning (or other zoning decision) will automatically be registered to speak in support of the application. Any other person wishing to speak, either in support or opposition to the application, shall register with the City Clerk. Registration may be accomplished through the City website between 9:00 a.m. and 4 p.m. on the day of the hearing, or in person at City Hall beginning one hour prior to the start of the meeting during which the public hearing will be held ending five minutes prior to the start of the public hearing. The speaker’s registration shall indicate whether the person registering to speak wishes to speak in support or opposition to the application. The City Clerk shall create and maintain a list of proponents and opponents registered to speak at a public hearing and the order in which they registered.

2. Total time allotted for public hearing. Before the public hearing is opened for public comments, the Mayor (or presiding officer) shall announce a total time allotted for the public hearing. The total time allotted shall be no less than twenty minutes (ten minutes per side) and no longer than one hour (thirty minutes per side). At all public hearings, the proponents and opponents of the application shall collectively be allotted equal time to present their views to the City Council.

3. Time allotted to each registered speaker. The total time per side allotted for the public hearing (per section 2) shall be equally divided among registered speakers. Except for the applicant, each speaker shall initially be limited to a maximum of three minutes to speak. In the event that all registered speakers on one side of an application have had an opportunity to speak and a portion of the total time for that side (proponents or opponents) remains unused, registered speakers will have an opportunity to speak again within the total time allotted for their side, restarting at the beginning of the registration list.

4. Order of public comment at hearing.

a) *Proponents.* The City Council shall first hear from the proponents of the application. The applicant will have the first opportunity to speak. Then individuals that registered to speak in support of the application shall have the opportunity to speak, in the order that they registered.

b) *Opponents.* After the proponents' comments are complete, the opponents shall have the opportunity to speak. Individuals that registered to speak in opposition to the application shall have the opportunity to speak, in the order that they registered.

5. Public hearing not an opportunity for dialogue. The public hearing is strictly for proponents and opponents to express their opinions regarding the application to the City Council. Speakers shall not direct questions to the applicant, Mayor, Councilmembers or City staff during the public hearing. City Council members may wish to question the applicant and/or proponent(s) and/or opponent(s) of the application as part of the Council's consideration of the application. However, any such dialogue will be conducted outside of the public hearing portion of the meeting.

SECTION TWO

A copy of Section 323 shall be printed and made available to the public at all zoning public hearings conducted by the City Council.

SECTION THREE

This Ordinance shall become effective immediately upon its approval by the City Council.

NOTICE OF HEARING PUBLISHED: November 19, 2020

PUBLIC HEARING HELD: December 8, 2020

SO ORDAINED this 8th day of December, 2020.

ATTEST:

CITY COUNCIL,
CLARKSTON, GEORGIA

By _____
Tracy Ashby, City Clerk
(SEAL)

BEVERLY BURKS, Mayor

Approved as to Form

Stephen G. Quinn, City Attorney



Planning and Zoning Board 2021 Meetings Calendar

2021

January						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
S	M	T	W	T	F	S
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
S	M	T	W	T	F	S
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
S	M	T	W	T	F	S
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	