

**AN ORDINANCE TO AMEND THE CITY OF JOHNS CREEK CODE OF  
ORDINANCES, APPENDIX A – ZONING, TO ALLOW FOR LIMITED OUTDOOR  
STORAGE IN COMMERCIAL ZONING DISTRICTS**

**WHEREAS**, the City of Johns Creek, Georgia, is authorized by the State of Georgia Constitution to execute zoning power within its city limits;

**WHEREAS**, the City originally adopted its Zoning Ordinance in January 2007, adopting the Fulton County Zoning Resolution in its entirety, including all definitions;

**WHEREAS**, the City recognizes the needs of business have evolved and a solution to allow for limited outdoor storage on commercial property is required;

**WHEREAS**, the Code of Ordinances Appendix A – Zoning should be amended to modify definitions for “outdoor storage” and to create a new administrative permit with standards for limited outdoor storage;

**WHEREAS**, the Limited Outdoor Storage provision shall be administered by the City of Johns Creek as a one-year pilot program to commence on November 1, 2024; and

**WHEREAS**, the renewal or permanence of the Limited Outdoor Storage provision shall be determined by Mayor and Council at the end of the one-year pilot program.

**NOW THEREFORE**, the Mayor and Council of the City of Johns Creek hereby ordain that Appendix A – Zoning, Article III, Section 3.3.15. “Definitions;” Article XII-E., Section 12E.5. “Miscellaneous Provisions;” and Article XIX, Section 19.3.6(1). and 19.3.7. are amended as follows:

**Article III, Section 3.3.15. O.**

*Outdoor Storage.* The keeping outdoors of any goods, materials, merchandise, equipment or vehicles (except vehicles related to a permitted use on the property) in the same place for more than twenty-four hours. Permitted outdoor storage shall only apply to modular, portable moving or storage containers by obtaining an Administrative Permit for Limited Outdoor Storage (Article 19.3.6(1)).

**Article XII-E, Section 12E.5. – Miscellaneous Provisions.**

1. Front and side yards, parking lots, areas immediately adjacent to buildings or any area outside the interior permanent and sheltered portions of a building shall not be used for storage, display or sale of goods except for out of store marketing devices, restaurant/cafe; seating, seasonal holiday trees, pumpkins, open air fairs (provided an Administrative Permit is obtained pursuant to Article 19 of the Zoning Ordinance).
2. Outside storage and outdoor display is prohibited except for LP tanks, garden centers and plant nurseries, or provided an Administrative Permit is obtained for Limited Outdoor Storage pursuant to Article 19 of the Zoning Ordinance. A maximum of two out of store marketing devices (i.e. drink machines, video drop-boxes) may be permitted, provided they are located adjacent to the building.

3. Storage of shopping carts shall be located adjacent to the building where the carts are utilized. Storage/enclosure shall be made out of masonry to match the exterior building materials. Parking lot corrals are allowed.
4. Parking in excess of the minimum requirements for retail and service commercial centers in excess of 50,000 square feet must be located on a pervious surface.

**Article XIX, Section 19.3.6(1).** *Outdoor Storage, Limited.*

A. *Required Districts:* C-1 and C-2

B. *Standards:*

1. Outdoor storage in a portable moving or storage container allowed as an accessory to an allowable primary use on the subject property. Tractor trailers are prohibited.
2. No more than one (1) Administrative Permit shall be granted annually per business located on the subject property. This permit shall be renewed annually in accordance with the standards herein for the permit to remain in compliance with this article.
3. No more than two (2) concurrent permits shall be permitted at one time on a single parcel of land/property.
4. The location shall be limited to the rear yard and behind the principal structure. No container shall be located directly adjacent to the principal structure and shall maintain a minimum setback of 10 feet.
5. The container shall not be visible from the public right-of-way.
6. The container shall not occupy more than two parking spaces or an area exceeding 306 square feet.
7. The container shall not exceed eight (8) feet in height.
8. The location of the container shall not block or inhibit access to driveways for delivery and emergency vehicle/apparatus, to a fire hydrant, and/or loading/unloading areas.
9. The applicant shall submit a written statement from the property owner or property management company of the subject property granting permission for outdoor storage.
10. Not permitted in outparcels.
11. Prohibit the storage of hazardous and detonation materials, and flammable and combustible liquids.
12. Outdoor storage is only permitted in a modular container specifically built for outdoor storage.
13. Prohibit the emission of sound from a storage container.

**Article XIX, Section 19.3.7.** *Parking, Off-Site and Shared.* Whenever parking as required in Article 18 cannot be accomplished, SHARED PARKING in accordance with Section 18.2.2 may be approved via an Administrative Permit provided:


A. *Required Districts:* O-I, C-1, C-2, MIX, M-1 and M-1A

B. *Standards:*

1. If the off-site parking is committed for a specified period of time, the duration of the Administrative Permit shall be limited to the period of time stipulated therein.
2. No more than 20 percent of the total parking requirement may be provided off-site via this Administrative Permit.
3. The property must be located no more than 300 feet from the principal use with pedestrian access provided between the sites as may be required by the Community Development Department.

SO ORDAINED, this 21<sup>st</sup> day of October, 2024.

Approved:

  
John Bradberry, Mayor

ATTEST:

Approved as to Form:

  
Allison Tarpley, City Clerk

  
Angela C. Couch, City Attorney

