



City of Cornelia

Office of the Mayor and Commission

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September 1, 2026

The City Commission voted to post Ordinance # 06-26-01 which is an amendment to the Zoning Ordinance regarding the placement of accessory storage buildings in residential zoning districts for public comment. If approved, this ordinance will only allow accessory storage buildings to be placed in the rear yard in residential zoning districts.

Any questions regarding this proposed amendment shall be directed to the City Clerk, Debbie Turner at dturner@cornelia.city. The Commission will make a final decision on this proposed change at the Commission Meeting on October 6, 2026, at 6:00 PM in the Municipal Courtroom located at 181 Larkin Street.

AN ORDINANCE OF THE CITY OF CORNELIA, GEORGIA AMENDING CHAPTER 42, SECTION 42-3 TO CREATE A DEFINITION FOR AN ACCESSORY STORAGE BUILDING AND SECTION 42-71, TO RESTRICT ACCESSORY STORAGE BUILDINGS TO THE REAR YARD IN RESIDENTIAL ZONING DISTRICTS; TO SET AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

IN THE CITY OF CORNELIA, GEORGIA
Ordinance No. 06-26-01

WHEREAS, the duly elected governing authority of the City of Cornelia, Georgia is authorized under Article IX, Section II, Paragraph III of the Constitution of the State of Georgia to adopt reasonable ordinances to protect the public health, safety, and welfare of the citizens of the City of Cornelia, Georgia; and

WHEREAS, the duly elected governing authority of the City of Cornelia, Georgia is the Mayor and City Commission; and

WHEREAS, the governing body desires to create a definition for an Accessory Storage Building; and

WHEREAS, the governing authority desires to adopt certain regulatory provisions regarding the placement of accessory storage buildings in the City of Cornelia, Georgia so as to restrict accessory storage buildings to the rear yard in residential zoning districts.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF CITY OF CORNELIA, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. Chapter 42-3 of the Code of Ordinance shall be amended to create a definition for an Accessory Storage Building, which shall read as follows:

“Sec. 42-3. – Definitions

Accessory Storage Building – A separate, subordinate structure on a property used primarily to hold items that support the primary structure such as storing tools, equipment, or seasonal items rather than serving as a primary living space. “

Section 2. Chapter 42-71 of the Code of Ordinances shall be amended so that accessory storage buildings are restricted to the rear yard in residential zoning districts, so that said code section shall now read in its entirety as follows:

“Sec. 42-71. - Accessory use or structure.

Customary residential accessory buildings and uses are permitted in residential districts, provided they meet the following requirements:

- (1) Accessory uses, excluding accessory structures specifically designed for the parking and storing of motor driven vehicles and accessory storage buildings, shall be located in a rear yard or side yard and no closer than ten feet to a principal building.
- (2) Accessory storage buildings shall be restricted to the rear yard in residential zoning districts.
- (3) Accessory buildings shall not exceed 24 feet in height and shall conform to the property appearance standards set forth in Article IX of this chapter.
- (4) All accessory buildings and structures shall be located a minimum of ten feet from any side or rear property line.
- (5) In no case shall an accessory building or structure exceed 75 percent of the square footage of the principal building or structure to which it is accessory.
- (6) In all residential zoning districts, accessory structures must be constructed in conjunction with or after a building permit for the principal building is lawfully approved; further such structures shall not be used for any type of commercial operation."

Section 3. Conflicting Laws and Regulations. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. Nothing in this ordinance shall be deemed to conflict with the International Property Maintenance Code at the time of its passage.

Section 4. Severability. If any of the provisions of this resolution or the application thereof to any person or circumstances are held invalid, such invalidity shall not affect other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to this end, the provisions of this resolution are declared to be severable.

Section 5. Effectivity. This ordinance will become effective upon its adoption.

Posted: September 1, 2026

Adopted:

Attest: _____
Debbie Turner, City Clerk

John Borrow, Mayor

(SEAL)