

Agenda
Regular Work Session of the Mayor and Council
City of Chattahoochee Hills, Georgia
January 7, 2021 / 6:00 p.m.

Note: Meeting is being held as a virtual meeting only. Please visit www.chatthillsga.us for information on accessing the meeting via teleconference or videoconference.

Discussion Items

1. Council Meeting Agenda Review
2. Short Term Rental Ordinance – Mayor Reed
3. Noise Ordinance – Mayor Reed
4. Special Event Facilities (annual permitting) – Mayor Reed
5. Annexations – Mayor Reed
6. City Hall Lobby Display Area – Councilmember Searle

Mayor and Council Comments and Updates

WORK SESSION AGENDA ITEM 2 - Discussion on Short-Term Rental Ordinance

General Intent and Purpose:

- The purpose of this Ordinance would be to establish regulations, procedures and standards for the use of privately owned residential dwellings as short-term rentals that both maximize and ensure the collection and payment of Hotel Motel occupancy taxes as provided in the code and minimize the negative secondary effects of such use on surrounding residential areas and neighbors. The intent is to establish Vacation Rental regulations that promote a mix of lodging options that support the City of Chattahoochee Hills's tourism base and local economy; that allow for residents of the community to supplement their incomes through appropriately renting their properties; that uphold the health, safety, and welfare of the public; and that protect homes and neighborhoods by ensuring that the impacts of Vacation Rentals do not adversely affect the residents and the character of residential areas.
- Additionally, the ordinance would be intended to ensure that the number of occupants within such rental units does not exceed the reasonable capacity of the structure to cause health and safety concerns, and that minimum health and safety standards are maintained in such units to protect visitors and neighbors from unsafe or unsanitary conditions.
- It is NOT intended to provide any Owner of residential property with the right or privilege to violate any private conditions, covenants, and restrictions applicable to the Owner's property that may prohibit the use of such Owner's residential property for Short-Term Rental purposes as defined in this chapter.

WORK SESSION AGENDA ITEM 3 - Sec. 18-7. - Noise.

(a) *Definitions.* All terminology used in this article, not defined below, shall be in conformance with applicable publications of the American National Standards Institute (ANSI) or its successor body. The following words and terms, when used in this article, shall have the following meanings:

A-weighting means the electronic filtering in sound level meters that models human hearing frequency sensitivity.

Background sound level means the total sound pressure level in the area of interest excluding the noise source of interest.

Commercial or business property category means all property which is used primarily for the sale of merchandise or goods, or for the performances of service, or for office or clerical work.

Construction means any site preparation, assembly, erection, repair, alteration or similar action, or demolition of buildings or structures.

Decibel (dB) means the unit of measurement for sound pressure level at a specified location.

dBA means the A-weighted unit of sound pressure level.

dBC means the C-weighted unit of sound pressure level.

Emergency means any occurrence or set or set of circumstances involving actual or imminent physical trauma or property damage which demands immediate action.

Emergency work means any work or action performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency.

Impulsive sound means a sound having a duration of less than one second with an abrupt onset and rapid decay.

Industrial or manufacturing property category means any property which is used primarily for manufacturing or processing.

Institutional property category means any property which is used primarily for public purposes such as city hall or a city park.

Muffler means a sound-dissipative device or system for attenuating the sound of escaping gases of an internal combustion engine where such a device is part of the normal configuration of the equipment.

Multifamily dwelling means any building or other shelter that has been divided into separate units to house more than one family.

Noise means any sound which annoys or disturbs humans or causes or tends to cause an adverse psychological or physiological effect on humans.

Noise disturbance means any sound that:

- (1) Endangers the safety or health of any person;
- (2) Disturbs a reasonable person of normal sensitivities; or
- (3) Endangers personal or real property.

Noise sensitive facility means any facility whose operations may be detrimentally impacted by excessive sound levels. Such facilities include, but are not limited to, schools, hospitals, and places of worship.

Octave band means all the components in a sound spectrum whose frequencies are between two sine waves components separated by an octave.

Real property line means the line, including its vertical extension that separates one parcel of real property from another.

Residential property category means all property on which people live and sleep or that which is not commercial or industrial.

Sound level meter (SLM) means an instrument used to measure sound pressure levels conforming to type 1 or type 2 standards as specified in ANSI Standard S1.4-1983 or the latest version thereof.

Sound pressure level (SPL) means twenty (20) multiplied by the logarithm, to the base ten, of the measured sound pressure divided by the sound pressure associated with the threshold of human hearing, in units of decibels.

(b) *Sound level limitations.*

- (1) No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in table 1 when measured at or within the real property line of the receiving property using the slow response setting unless otherwise noted. Such a sound source would constitute a noise disturbance.

Table 1 Sound Level Limits by Receiving Property

Receiving Property Category	Time	Sound Level Limit (dBA)
Residential or noise sensitive facility	Weeknights (Sun.—Thurs.) 7:00 a.m.—10:00 p.m. Weekends (Fri.—Sat.) 7:00 a.m.—11:00 p.m.	55
Commercial or business	Weeknights (Sun.—Thurs.) 7:00 a.m.—10:00 p.m. Weekends (Fri.—Sat.) 7:00 a.m.—11:00 p.m.	65
Industrial and manufacturing	At all times	70

- (2) If the noise is an impulsive sound, the fast response setting shall be used and the daytime (7:00 a.m.—11:00 p.m.) limits of table 1 shall be increased by ten dBA.
- (3) In a multi-family dwelling, it shall be unlawful to create or permit to be created any noise that exceeds the weekdays Sunday through Thursday (7:00 a.m.—10:00 p.m.) and weekends Friday through Saturday (7:00 a.m.—11:00 p.m.) limit of fifty-five (55) dBA as measured from the closest neighbor's dwelling.
- (4) In places of public entertainment having a capacity of 1,000 or more persons, it shall be unlawful to create or permit to be created any noise that exceeds an average of 95 dBC in any ten-minute period from 7:00 a.m.—10:00 p.m. Sunday through Thursday and from 7:00 a.m. to 12:00 a.m. for events commencing on Friday or Saturday. The sound level limit for all other times shall be 55 dBC. The sound shall be measured at a point which is found by traveling a straight line distance from the center of the sound board through the center rear of the facility a distance of 500 feet or to the property line of the facility, whichever is less. The measurement

assumes that the sound board is not more than 100 feet from the center stage. The 500-foot measurement shall be reduced one foot for each foot that the sound board is more than 100 feet from center stage.

- (5) Gunfire between sunset and sunrise within 1,000 feet of an offsite dwelling, with the exception of hunting activities legal in the State of Georgia.

(c) *Exemptions.*

- (1) Noise generated from municipally sponsored or approved celebrations or events shall be exempt from the provisions of this article.
- (2) The following are exempt from the sound level limits of section 18-7(b):
- a. Sound by public safety vehicles, emergency signaling devices, or authorized public safety personnel for the purpose of alerting persons to the existence of an emergency;
 - b. Noise from an exterior burglar alarm of any building, provided such burglar alarm shall terminate its operation within five minutes of its activation if the sound is uninterrupted or ten minutes if intermittent;
 - c. Noise from any automobile alarm, provided such alarm shall terminate its operation within five minutes of its activation if the sound is uninterrupted or ten minutes if the sound is intermittent;
 - d. The generation of sound in situations within the jurisdiction of the Federal Occupational Safety and Health Administration;
 - e. Noise resulting from any practice or performance sponsored by or associated with the educational process administered by an accredited and/or State of Georgia licensed and credentialed institution of learning, including, but not limited to band, choir, and orchestral performances;
 - f. Noise that results from the activities of an organized sports league;
 - g. Unamplified bells, chimes or carillons while being used in conjunction with religious services between the hours of 7:00 a.m.—10:00 p.m.;
 - h. Emergency work;
 - i. Fireworks from 10:00 a.m. to 9:00 p.m. any night, and additionally from 9:00 p.m. to midnight January 1, July 3, July 4, and Dec. 31. On New Year's Eve fireworks may also continue until 1:00 a.m.

(d) *Restricted uses and activities.* Notwithstanding the provisions of section 18-7(b) and the exceptions above, the following standards shall apply to the activities or sources of sound set forth below:

- (1) Noncommercial or nonindustrial power tools used for landscaping and yard maintenance shall not be operated on a residential property or within 250 feet of a residential property line between the hours of 9:00 p.m. and 7:00 a.m., or on Saturday or Sunday before the hour of 7:00 a.m., unless such activities can meet the applicable limits set forth in section 18-7(b). At all other times, the limits set forth in section 18-7(b) do not apply to non-commercial or non-industrial power tools and landscaping and yard maintenance equipment, provided that all motorized equipment is operated with a functioning muffler.
- (2) Commercial or industrial power tools used for landscaping and yard maintenance shall be operated with a muffler. All motorized equipment used in these activities shall not be operated on a residential property or within 250 feet of a residential property line, between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, or before the hour of 7:00 a.m. or after the hour of 7:00 p.m. on Saturday, or at any time on Sunday, unless:
- a. Such activities are deemed emergency work, or
 - b. Such activities meet the limits set forth in section 18-7(b).

At all other times, the limits set forth in section 18-7(b) do not apply to commercial or industrial power tools and landscaping and yard maintenance equipment.

- (3) Construction and demolition activity shall not be performed between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, before the hour of 9:00 a.m. or after the hour of 5:00 p.m. on Saturday, or at any time on Sunday, unless:
 - a. Such activities are deemed emergency work; or
 - b. Such activities meet the limits set forth in section 18-7(b).

This provision shall not apply if the chief of police determines that the loss or inconvenience that would result to any party in interest is of such a nature as to warrant special consideration. In such cases, the chief of police may grant a renewable permit for a period not to exceed ten days for this work to be done within the hours of 10:00 p.m. to 7:00 a.m.

- (4) Domesticated animals may not make any vocalizations (including barking, baying, howling, crying, or making any other noise) for more than ten minutes without interruption or more than 30 minutes if intermittent.
- (5) The collection of trash or refuse in residential districts is prohibited between the hours of 9:00 p.m. and 7:00 a.m.
- (6) No person shall operate, play, or permit the operation or playing of any radio, television, phonograph, drum, musical instrument, or similar device in such a manner as to create a continuing noise disturbance at 50 feet from such device, when operated in or on a motor vehicle on a public right-of-way or public space.

(e) *Procedures for the determination of sound levels.*

- (1) Insofar as practicable, sound will be measured while the source under investigation is operating at normal, routine conditions and, as necessary, at other conditions, including but not limited to, design, maximum and fluctuating rates. All noise measurements shall be made at or within the property line of the impacted site, unless otherwise directed in this article. When instrumentation cannot be placed at or within the property line, the measurement shall be made as close thereto as is reasonable. For the purposes of this article, noise measurements are measurements are measured on the A- or C-weighted sound scale, as applicable, of a sound level meter of standard design and quality having characteristics established by ANSI (American National Standards Institute).
- (2) Measurements shall be taken by public safety officers/code enforcement personnel appropriately trained in the use of a sound level meter.

(f) *Special variances.*

- (1) The chief of police or the chief's designated representative shall have the authority, consistent with this article, to grant special variances.
- (2) Any person seeking a special variance pursuant to this article shall file an application with the chief of police or the chief's designated representative. The application shall contain information which demonstrates that bringing the source of sound into compliance with this article would constitute an unreasonable hardship on the applicant, on the community, or on the other persons. Notice of an application for a special variance shall be given by the chief or the chief's representative to persons who frequent the area of the sound or activity and who may be adversely affected by the granting of the variance. Any individual who claims to be adversely affected by allowance of the special variance may file a statement with the chief or the chief's representative containing any information to support such individual's claim.
- (3) In determining whether to grant or deny the application, the chief or the chief's designated representative shall balance the hardship to the applicant, the community, and other persons of not granting the special variance against the adverse impact on the health, safety and welfare of persons affected, the adverse impact on property affected, and any other adverse impact of

granting the special variance. Applicants for special variances may be required to submit any information the chief or the chief's representative may reasonably require. In granting or denying an application, the chief or the chief's representative shall place on public file a copy of the decision and the reasons for denying or granting the special variance.

- (4) Special variances shall be granted by notice to the applicant containing all necessary conditions, including a time limit on the permitted activity. The special variance shall not become effective until all conditions are agreed to by the applicant. Noncompliance with any condition of the special variance shall terminate it and subject the person holding it to those provisions of this article regulating the source of sound or activity for which the special variance was granted.
- (5) Application for extension of time limits specified in special variances or for modification of other substantial conditions shall be treated like applications for initial special variances.
- (6) The chief of police or the chief's designated representative may issue guidelines approved by city council defining the procedures to be followed in applying for a special variance and the criteria to be considered in deciding whether or not to grant a special variance.
- (7) *Enforcement procedures; miscellaneous.*
 - a. Except as provided in subsection (b) of this section, the city may prosecute noise related violations by issuance of a city ordinance citation. In addition to issuing a fine, or in lieu thereof, the municipal court judge may issue an order requiring immediate abatement of any sound source alleged to be in violation of this section.
 - b. Whenever any city resident shall complain to the police department that a dog which habitually barks, howls or yelps, or a cat which habitually cries or howls, is being kept by any person in the city, a city law enforcement officer, prior to the issuance of a citation, shall notify the owner of such dog or cat that a complaint has been received. If the notice given to the owner alleged to be keeping a dog or a cat in violation of this article is ineffective, then the police shall issue a formal warning to the owner of such dog or cat that the owner shall take whatever steps necessary to alleviate the barking, howling, yelping or crying. If the warning given to the owner is ineffective, a citation shall be issued to the owner of the dog or cat.
 - c. No provision of this section shall be construed to impair any common law or statutory cause of action, or legal remedy therefore, of any person for injury or damage arising from any violation of this section or from other law.

(Ord. No. 10-05-71, art. 6, § 10, 5-4-2010; Ord. No. 12-11-111, art. 6, § 10, 11-6-2012; Ord. No. 15-12-147, 12-1-2015; [Ord. No. 17-09-173](#), 9-12-2017)