

Chapter 90 – Zoning and Growth Management

Article VI. – Zoning Districts

Sec. 90-176. - Residential.

R2

(A) *Purpose of district.* A district only limited residential uses area allowable and where a density of only two "conventional houses" per developable gross acre is allowable; the most restrictive of all residential use districts.

(B) *Permitted uses.* The permitted uses listed below may be permitted upon application to the Building and Zoning Department. New development must be reviewed by the Planning and Zoning Board, which shall submit a recommendation to City Council. A site development plan is required to accompany the application:

Residential—One unit detached (conventional house)

(C) *Secondary uses.* The secondary uses listed below to the primary uses listed above may be permitted upon application to the Building and Zoning Department. A site development plan is required to accompany the application:

Licensed Home Occupation

(D) *Conditional uses.* The conditional uses listed below may be permitted upon application to the Building and Zoning Department. A Public Meeting will be held by the Planning and Zoning Board, which shall submit a recommendation to City Council for a Public Hearing. Approved uses will be subject to conditions as outlined by Mayor and Council. A site development plan is required to accompany the application:

Church

Electric Power Switch Gear Station

Public School

Public Library

(E) *Minimum subdivision "Project Development Area":* 20,000 square feet.

(F) *Minimum land area allocation per lot:* 20,000 square feet.

(G) *Maximum lots per developable gross acre:* 2.0.

(H) *Maximum dwelling units per project development area:* 1.

(I) *Minimum setbacks:*

From front right-of-way: 35 linear feet.

From side property line: 15 linear feet.

From side (street) right-of-way: 15 linear feet.

From rear property line: 25 linear feet.

From all "Project Development Area" boundaries: N/A.

- (J) *Minimum width of each lot*: 150 linear feet.
- (K) *Minimum depth of each lot*: 150 linear feet.
- (L) *Minimum off-street parking spaces per dwelling*: 2.
- (M) *Minimum open space (% of total project development area)*: 55%.
- (N) *Minimum buffer area between dissimilar zoning districts*: 10 linear feet.
- (O) *Minimum separation between buildings*: 30 linear feet.
- (P) *Maximum building height*: 50 linear feet.
- (Q) *Maximum sign height*: 5 linear feet.
- (R) *Minimum dwelling size*: 1,500 square feet.

RR 2.5—Single Family Rural Residential

- (A) *Purpose of district*. A district where only limited residential uses area are allowable and where a density of only one "conventional house" per 2.5 acres, or larger, is allowable.
- (B) *Permitted uses*. The permitted uses listed below may be permitted upon application to the Building and Zoning Department. New development must be reviewed by the Planning and Zoning Board, which shall submit a recommendation to City Council. A site development plan is required to accompany the application:

Public Park

Residential—One unit detached (conventional house)

- (C) *Secondary uses*. The secondary uses listed below to the primary uses listed above may be permitted upon application to the Building and Zoning Department. A site development plan is required to accompany the application:

Licensed Home Occupation

- (D) *Conditional uses*. The conditional uses listed below may be permitted upon application to the Building and Zoning Department. A Public Meeting will be held by the Planning and Zoning Board, which shall submit a recommendation to City Council for a Public Hearing. Approved uses will be subject to conditions as outlined by Mayor and Council. A site development plan is required to accompany the application:

Church

Electric Power Switch Gear Station

- (E) *Minimum "Project Development Area" : 2.5 acres*
- (F) *Minimum land area allocation per lot : 2.5 acres*
- (G) *Maximum Dwelling Units per project development area : 1.*
- (H) *Minimum setbacks:*
 - From front right-of-way: 50 linear feet.
 - From side property line: 25 linear feet.
 - From side (street) right-of-way: 25 linear feet.
 - From rear property line: 50 linear feet.
 - From all "Project Development Area" boundaries: N/A.
- (I) *Minimum width of each lot: 150 linear feet.*
- (J) *Minimum depth of each lot. 200 linear feet.*
- (K) *Minimum off-street parking spaces per dwelling: 2.*
- (L) *Minimum open space (% of total project development area): 50%.*
- (M) *Maximum building height: 35 linear feet.*
- (N) *Minimum dwelling size: 2,000 square feet.*

R4

- (A) *Purpose of district.* A district only limited residential uses area allowable and where a density of only four "conventional houses" per developable ~~gross~~ acre is allowable; the most restrictive of all residential use districts.
- (B) *Permitted uses.* The permitted uses listed below may be permitted upon application to the Building and Zoning Department. New development must be reviewed by the Planning and Zoning Board, which shall submit a recommendation to City Council. A site development plan is required to accompany the application:
 - Public Park
 - Residential—One unit detached (conventional house)
- (C) *Secondary uses.* The secondary uses listed below to the primary uses listed above may be permitted upon application to the Building and Zoning Department. A site development plan is required to accompany the application:
 - Licensed Home Occupation
- (D) *Conditional uses.* The conditional uses listed below may be permitted upon application to the Building and Zoning Department. A Public Meeting will be held by the Planning and Zoning Board, which shall submit a recommendation to City Council for a Public Hearing.

Approved uses will be subject to conditions as outlined by Mayor and Council. A site development plan is required to accompany the application:

Church

Electric Power Switch Gear Station

Manufactured Home

Public School

Public Library

Private School

(E) *Minimum "Project Development Area": 12,000 square feet.*

(F) *Minimum land area allocation per lot: 12,000 square feet.*

(G) *Maximum lots per developable ~~gross~~ acre: 3.6.*

(H) *Maximum Dwelling Units per project development area: 1.*

(I) *Minimum setbacks:*

From front right-of-way: 35 linear feet.

From side property line: 15 linear feet.

From side (street) right-of-way: 15 linear feet.

From rear property line: 25 linear feet.

From all "Project Development Area" boundaries: N/A.

(J) *Minimum width of each lot: 100 linear feet.*

(K) *Minimum depth of each lot: 120 linear feet.*

(L) *Minimum off-street parking spaces per dwelling: 2.*

(M) *Minimum open space (% of total project development area): 55%.*

(N) *Minimum buffer area between dissimilar zoning districts: 10 linear feet.*

(O) *Minimum separation between buildings: 30 linear feet.*

(P) *Maximum building height: 50 linear feet.*

(Q) *Maximum sign height: 5 linear feet.*

(R) *Minimum dwelling size: 1,400 square feet.*

R5

(A) *Purpose of district.* A district where only limited residential uses are allowable and where a density of only five "conventional houses" per developable gross acre is allowable.

(B) *Permitted uses.* The permitted uses listed below may be permitted upon application to the Building and Zoning Department. New development must be reviewed by the Planning and Zoning Board, which shall submit a recommendation to City Council. A site development plan is required to accompany the application:

Public Park

Residential—One unit detached (conventional house)

(C) *Secondary uses.* The secondary uses listed below to the primary uses listed above may be permitted upon application to the Building and Zoning Department. A site development plan is required to accompany the application:

Licensed Home Occupation

(D) *Conditional uses.* The conditional uses listed below may be permitted upon application to the Building and Zoning Department. A Public Meeting will be held by the Planning and Zoning Board, which shall submit a recommendation to City Council for a Public Hearing. Approved uses will be subject to conditions as outlined by Mayor and Council. A site development plan is required to accompany the application:

Church

Electric Power Switch Gear Station

Public School

Public Library

Private School

(E) *Minimum "Project Development Area":* 8,500 square feet.

(F) *Minimum land area allocation per lot:* 8,500 square feet.

(G) *Maximum lots per developable gross acre:* 5.1.

(H) *Maximum dwelling units per project development area:* 1.

(I) *Minimum setbacks:*

From front property line right-of-way: 25 linear feet.

From side property line: 10 linear feet.

From rear property line: 20 linear feet.

From all "Project Development Area" boundaries: 10 linear feet.

- (J) *Minimum width of each lot at front building line:* 85 linear feet.
- (K) *Minimum depth of each lot:* 100 linear feet.
- (L) *Minimum off-street parking spaces per dwelling:* 2.
- (M) *Minimum open space (% of total project development area):* 55%.
- (N) *Minimum buffer per dissimilar zoning districts:* 10 linear feet.
- (O) *Minimum separation between buildings:* 30 linear feet.
- (P) *Maximum building height:* 50 linear feet.
- (Q) *Maximum sign height:* 5 linear feet.
- (R) *Minimum dwelling size:* 1,100 square feet.

R6

- (A) *Purpose of district* . A district where only residential duplexes are allowed (but not townhouses, row houses or apartments).
- (B) *Permitted uses*. The permitted uses listed below may be permitted upon application to the Building and Zoning Department. New development must be reviewed by the Planning and Zoning Board, which shall submit a recommendation to City Council. A site development plan is required to accompany the application:

Public Park

Residential—Two Unit Attached (duplex)

- (C) *Secondary uses*. The secondary uses listed below to the primary uses listed above may be permitted upon application to the Building and Zoning Department. A site development plan is required to accompany the application:

Licensed Home Occupation

- (D) *Conditional uses*. The conditional uses listed below may be permitted upon application to the Building and Zoning Department. A Public Meeting will be held by the Planning and Zoning Board, which shall submit a recommendation to City Council for a Public Hearing. Approved uses will be subject to conditions as outlined by Mayor and Council. A site development plan is required to accompany the application:

Church

Electric Power Switch Gear Station

Public School

Public Library

Private School

- (E) *Minimum "Project Development Area":* 7,500 square feet.
- (F) *Minimum land area allocation per lot:* 7,500 square feet.
- (G) *Maximum duplexes per developable ~~gross~~ acre:* 8.
- (H) *Minimum Setbacks:*
 - From front right-of-way: 35 linear feet.
 - From side property line: 15 linear feet.
 - From side (street) right-of-way: 15 linear feet.
 - From rear property line: 25 linear feet.
 - From all "Project Development Area" boundaries: 10 linear feet.
- (I) *Minimum size of each dwelling:* 900 square feet.
- (J) *Minimum off-street parking spaces per dwelling:* 2.
- (K) *Minimum open space (% of total project development area):* 55%.
- (L) *Minimum buffer yard between dissimilar zoning districts:* 10 linear feet.
- (M) *Minimum separation between buildings:* 30 linear feet.
- (N) *Maximum building height:* 50 linear feet.
- (O) *Maximum sign height:* 20 linear feet.

R8

- (A) *Purpose of district.* A district where only residential duplexes and townhouses or row houses are allowed (but not conventional houses and/or apartments).
- (B) *Permitted uses.* The permitted uses listed below may be permitted upon application to the Building and Zoning Department. New development must be reviewed by the Planning and Zoning Board, which shall submit a recommendation to City Council. A site development plan is required to accompany the application:
 - Public Park
 - Residential—Two Unit Attached (duplex)
 - Residential—Multi-unit Attached (townhouse or row house)
- (C) *Secondary uses.* The secondary uses listed below to the primary uses listed above may be permitted upon application to the Building and Zoning Department. A site development plan is required to accompany the application:
 - Licensed Home Occupation
 - Self-Service Laundry

- (D) *Conditional uses.* The conditional uses listed below may be permitted upon application to the Building and Zoning Department. A Public Meeting will be held by the Planning and Zoning Board, which shall submit a recommendation to City Council for a Public Hearing. Approved uses will be subject to conditions as outlined by Mayor and Council. A site development plan is required to accompany the application:

Charitable and Philanthropic Services

Church

Commercial Boarding House, Tourist Home or Bed & Breakfast Inn

Commercial Child Care Center

Electric Power Switch Gear Station

Public School

Public Library

Private School

Public and Private Club or Recreation Facility

- (E) *Minimum "Project Development Area":* 5,600 square feet.

- (F) *Minimum land area allocation per development unit:* 5,600 square feet.

- (G) *Maximum dwellings per developable gross acre:* 30.

- (H) *Minimum setbacks:*

From front roadway right-of-way: 35 linear feet.

From side property line: 15 linear feet.

From side (street) right-of-way: 15 linear feet.

From rear property line: 25 linear feet.

From all "Project Development Area" boundaries: 20 linear feet.

- (I) *Minimum size of each dwelling:* 900 square feet.

- (J) *Minimum off-street parking spaces per dwelling:* 2.

- (K) *Minimum open space (% of total project development area):* 35%.

- (L) *Minimum buffer yard between dissimilar zoning districts:* 10 linear feet.

- (M) *Minimum separation between buildings:* 30 linear feet.

- (N) *Maximum building height:* 50 linear feet.

- (O) *Maximum sign height:* 20 linear feet.

R11 - Apartments

(A) *Purpose of district.* A district where only multi-unit commercial apartments are allowed (but not conventional houses, duplexes, townhouses or row houses).

(B) *Permitted uses.* The permitted uses listed below may be permitted upon application to the Building and Zoning Department. New development must be reviewed by the Planning and Zoning Board, which shall submit a recommendation to City Council. A site development plan is required to accompany the application:

Public Park

Residential—Multi-unit Attached—Apartments

(C) *Secondary uses.* The secondary uses listed below to the primary uses listed above may be permitted upon application to the Building and Zoning Department. A site development plan is required to accompany the application:

Community Activities Center

Licensed Home Occupation

Self-Service Laundry

(D) *Conditional uses.* The conditional uses listed below may be permitted upon application to the Building and Zoning Department. A Public Meeting will be held by the Planning and Zoning Board, which shall submit a recommendation to City Council for a Public Hearing. Approved uses will be subject to conditions as outlined by Mayor and Council. A site development plan is required to accompany the application:

Charitable and Philanthropic Services

Church

Commercial Boarding House, Tourist Home or Bed & Breakfast Inn

Commercial Child Care Center

Electric Power Switch Gear Station

Public School

Public Library

Private School

Public and Private Club or Recreation Facility

Townhouses

(E) *Minimum "Project Development Area":* 1.0 acres.

(F) *Minimum land area allocation per apartment building: 4,000 square feet.*

(G) *Maximum dwellings per net developable useable acre: 50.*

(H) *Minimum setbacks:*

From front roadway right-of-way: 35 linear feet.

From side property line: 15 linear feet.

From side (street) right-of-way: 15 linear feet.

From rear property line: 25 linear feet.

From all "Project Development Area" boundaries: 25 linear feet.

(I) *Minimum size of each dwelling: 800 square feet.*

(J) *Minimum off-street parking spaces per dwelling: 2.*

(K) *Minimum greenspace (% of total project development area): 25%.*

(L) *Minimum buffer yard between dissimilar zoning districts: 25 linear feet.*

(N) *Minimum separation between buildings: 30 linear feet.*

(O) *Maximum building height: 50 linear feet.*

(P) *Maximum sign height: 20 linear feet.*

Article XIV. - Definitions

Sec. 90-361. - Definitions.

DEVELOPABLE LAND: means all buildable land with no restrictions under Georgia or Federal law, rules or regulations which can be utilized for a valid use permitted by the underlying zoning district.

DEVELOPMENT UNIT(S): Has multiple definitions directly relating to the land use of the defined "development unit":

- (1) Any primary use, such as a "land lot", "Building" or portion of building, which is permitted to be developed on the smallest land lot allowable in a specific land use zoning district;
- (2) The smallest building lot allowable in a specific land use zoning district.
- (3) An expression of "density" that specifies the maximum number of "primary uses" allowable on a developable gross acre of land.

- (4) The determinant of minimum lot size, which is derived by dividing the area of a developable ~~gross~~ acre (43,560.0 square feet) by the maximum number of "development units" allowable per gross acre in a specific land use zoning district;
- (5) The result of any subdivision or partitioning of the interior area of any primary use building into separate salable or leasable spaces or apartments, each constituting a "development unit" when physically segregated from all others in a building.

Typical types of "development units" are:

- (a) One-unit residential;
- (b) Two-unit residential "Duplex";
- (c) Multi-unit residential "Townhouse/Rowhouse";
- (d) Multi-unit residential "Garden Apartment".