

CHAPTER 5. LOT AND BUILDING STANDARDS

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CHAPTER 5. LOT AND BUILDING STANDARDS

ARTICLE I. PURPOSE AND DEFINITIONS.

Sec. 5-1 Purpose of Article 5.

This Article sets out the standards that control the size of lots, the placement of buildings and structures on a lot, and the bulk and intensity of development on a lot

Sec. 5-2 Lot and building definitions.

Access: A way or means of approach to provide physical entrance to a property.

Accessory Structure Setback Line: A line delineating the minimum allowable distance between an accessory structure or other structure or building (other than a principal building or principal structure) and a property line or the right-of-way line of an abutting street. See also "Principal Building Setback Line."

Buildable Area of Lot: That portion of a lot bounded by and interior to the required rear, side, and front building setback lines.

Building Floor Area: The total floor area of all heated spaces within a building as measured within the outside of the exterior walls, exclusive of uncovered porches, terraces, and unheated stairwells, storage areas, garages, and loading docks.

Building Height: The vertical distance measured to the highest point of a building from the average finished grade across those sides of a building that face a street. See also "Tower Height" and "Structure Height."

Common Open Space: See "Open Space."

Fence: An artificially constructed barrier of wood, wire, wire mesh, or decorative metal erected to enclose, screen, or separate portions of a lot.

Floor Area, Building: See "Building Floor Area."

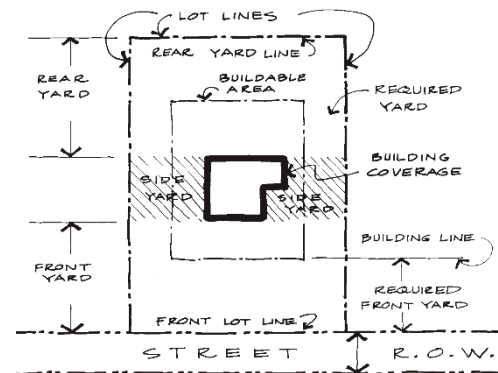
Floor Area, Gross: See "Gross Floor Area."

Frontage or Street Frontage: The width in linear feet of a lot where it abuts the right-of-way of any street from which access may be directly gained.

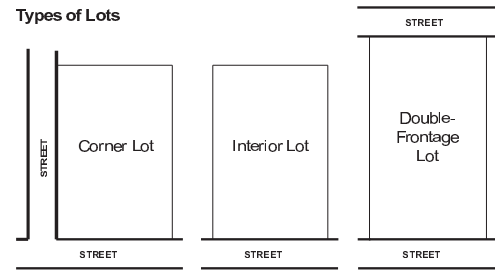
Gross Floor Area: The total area of all floors of a building, measured from the outside planes of the exterior walls.

Lot: A parcel or tract of land held in single ownership.

(1) *Corner Lot:* Any lot bounded by 2 streets at their intersection.



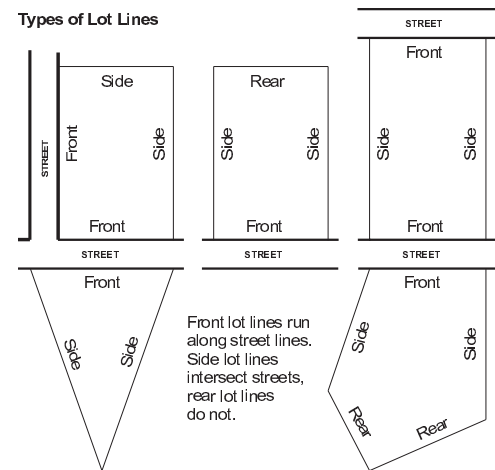
- (2) *Double-Frontage Lot*: A lot bounding on 2 or more streets, but not at their intersection, so that it is not a corner lot unless said corner lot has frontage on 3 or more sides.
- (3) *Interior Lot*: A lot having frontage on only one street.



Lot Area: The total horizontal area included within lot lines.

Lot Line: The boundary dividing a given lot from the street or adjacent lots; the boundary defining the limit of ownership of a property.

- (1) *Front Lot Line*: Any boundary line of a lot that abuts a public street right-of-way line. A lot adjacent to more than one street will have more than one front lot line.
- (2) *Rear Lot Line*: Any boundary line of a lot that does not intersect with a public street right-of-way line and is not a front lot line.
- (3) *Side Lot Line*: Any boundary line of a lot that intersects with a public street right-of-way line and is not a front lot line.

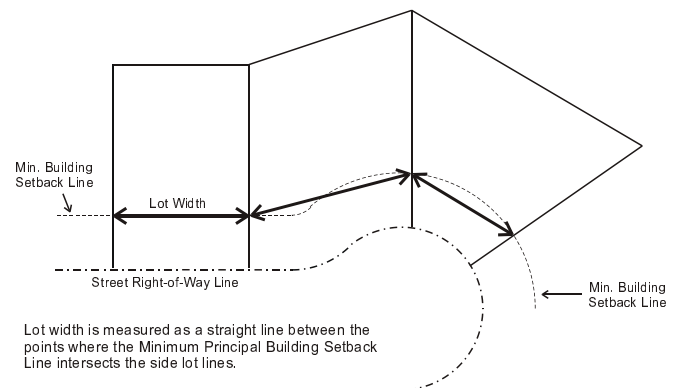


Lot of Record: A lot which is part of a subdivision recorded in the office of the Clerk to Superior Court, or a lot described by metes and bounds, the description of which has been so recorded.

Lot Width: The distance measured along the front principal building setback line between intersecting lot lines. The lot width shall be measured along a straight line between such points of intersection

Open Space: An area of land or water that is permanently set aside through dedication, designation, or reservation to remain in a natural and unimproved state or that may be improved only for active or passive recreation or enjoyment.

Lot Width Measurements



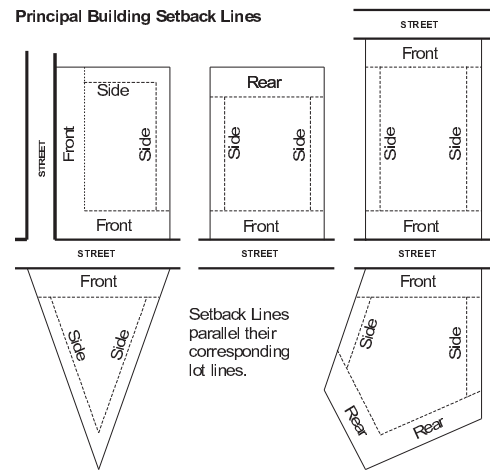
- (1) *Common Open Space*: Land or water areas within a development project that are available to or benefit all occupants of the development on a continuing and permanent basis, such as walking trails, community centers or clubhouses, golf courses, and other recreation areas, protected flood plains or wetlands, and fishing

or boating lakes. Common open space does not include any streets or public rights-of-way, or yard areas or landscape areas located on private property.

- (2) *Public Open Space:* Land reserved for preservation, leisure, or recreational use but dedicated in fee simple to a governing body or agency to be responsible for operation and maintenance. Public open space may not be reserved for or dedicated to the exclusive use of the residents of a particular development.

Principal Building Setback Line: A line delineating the minimum allowable distance between a property line or the right-of-way line of an abutting street and a principal building or principal structure on a lot.

- (1) *Front Building Setback:* The minimum allowable distance between the right-of-way line of any abutting street and any part of a principal building or principal structure on a lot. The front setback distance is applied along the full length of the right-of-way line and is parallel to it.
- (2) *Rear Building Setback:* The minimum allowable distance between a rear lot line and any part of a principal building or principal structure on a lot. The rear building setback extends along and parallel to the full length of the rear lot line.
- (3) *Side Building Setback:* The minimum allowable distance between a side lot line and any part of a principal building or principal structure on a lot. The side building setback extends along and parallel to the side lot line between the front building setback and a rear building setback (if any).



Property or Parcel of Land: See “Lot.”

Public Open Space: See under “Open Space.”

Setback: The shortest straight-line distance between a street right-of-way or lot line and the nearest point of a structure, a building, or projection therefrom (excluding roof overhangs of 18 inches or less).

Setback, Minimum: The shortest distance allowed between a street right-of-way line or any other lot line and any building or structure on a lot. Minimum setback requirements for buildings and structures are associated with the type of lot line from which the setback is taken (for instance, a “side yard setback” is measured from a side lot line) and the type of structure (such as a principal building or structure, an accessory building or structure, or other building or structure).

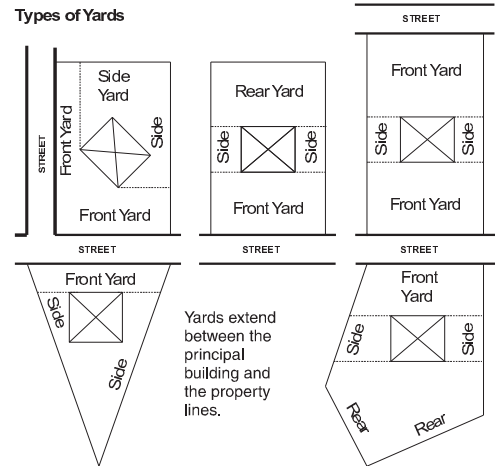
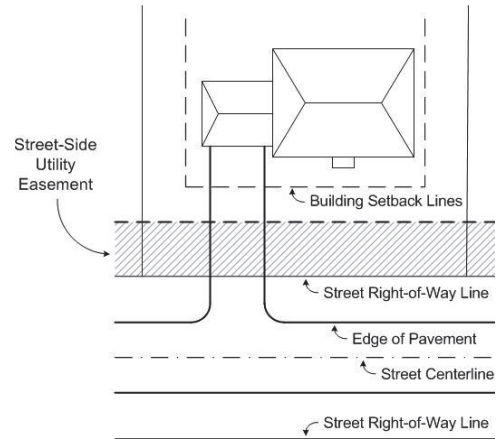
Street-Side Utility Easement: An easement granted to Crisp County along the right-of-way of a public street or along a private street wherein public and private utilities (such as water lines and meters, underground power and telephone lines, and cable TV) are to be located.

Structure Height: For all structures other than buildings, the vertical distance to the highest point of a structure, as measured from the average grade at the base of the structure or directly below a projecting structure. See also “Building Height” and “Tower Height.”

Tower Height: When referring to a transmission tower, the distance measured from ground level to the highest point on the tower, even if the highest point is an antenna. See also “Building Height” and “Structure Height.”

Yard: An area that lies between the principal building on a lot and the nearest lot line.

- (1) *Front Yard:* A yard situated along any public street right-of-way or private street easement.
- (2) *Rear Yard:* A yard situated along a rear lot line.
- (3) *Side Yard:* A yard situated along a side lot line, but not extending into a front or rear yard.



ARTICLE II. MINIMUM LOT AND SETBACK REQUIREMENTS.

Sec. 5-3 Minimum standards—lot frontage.

Every lot must front for a minimum continuous distance of 25 feet on a street that has been opened and accepted as a public street, approved as a private street or shall have otherwise received the legal status of a public street, unless alternate access is allowed under this Development Code such as a variance approval.

Sec. 5-4 Minimum standards—lot size and width.

Every property upon which a principal building or use may be located shall meet or exceed the following requirements for the zoning district in which the lot is situated, as shown on Table 5.1:

Table 5.1: Minimum Lot Size

Zoning District	With Public Water and Sewer		Lacking Public Water or Sewer		Minimum Lot Width (feet) ²
	Minimum Lot Area	Minimum Lot Area per Dwelling Unit	Minimum on Public Water and On-Site Septic System ¹	Minimum with Private Water Well and On-Site Septic ¹	
RR	1 acre	1 acre	1 acre	1½ acre	150
RS1	½ acre	½ acre	¾ acre	1½ acre	100
RS2 and PRD	½ acre	½ acre	¾ acre	1½ acre	100
RD					
Single-Family	½ acre	½ acre			80
Duplex	½ acre	¼ acre			80
Multi-Family	½ acre	5,445 sf			80
All other uses	7,500 sf	7,500 sf			80
RM	7,260 sf	3,630 sf			60
PUD	2 acres (project)	See PUD approval ³			See PUD approval ³
OI			Per Health Department Determination		
Multi-Family	½ acre	2,178 sf			60
All other uses	6,000 sf	N/A			60
NC	6,000 sf	N/A			50
GC	6,000 sf	N/A			50
HC	6,000 sf	N/A			50
I	12,000 sf	N/A			100
PCID	1 acre (project)	N/A			50

¹ Except for lots of record recorded prior to September 11, 2006. Larger lot areas may be required to meet Health Department requirements for lots on septic tanks, per Sec. 5-5 .For lots within a protected groundwater recharge area, lot sizes with septic tanks shall meet the requirements for such areas contained in the Environmental Protection Division of Chapter 6 of this Development Code.

² Minimum lot width shall be met or exceeded at the front principal building setback line established on the lot, but no closer to the street than the minimum front setback required by the zoning district.

³ As established as part of the zoning approval for each Planned Unit Development.

Sec. 5-5 Lot size increases.

If an on-site sewage management system is proposed to serve a lot or building, the County Health Department may require larger lot sizes in individual cases based on a variety of factors, such as:

- (a) The following land areas are not considered as a part of a lot when calculating the required minimum lot size for an on-site sewage management system under State requirements: easements (such as power lines or pipe lines) that exclude installation of an on-site sewage management system, and land within 50 feet of a lake, river, stream, wetland or other bodies of water.
- (b) Such lots located in groundwater recharge areas are subject to increase. See Environmental Protection Division of Article 6 of this Development Code.
- (c) The minimum lot area per dwelling shown on Table 5.1 may be increased for a home larger than a “typical size home,” which is defined as follows: a 3- or 4-bedroom home with basic appurtenances such as: driveway, minimum number of trees, and water supply line. If larger homes, swimming pools, tennis courts or outbuildings, etc. are proposed to be constructed or if trees would interfere with installation of an on-site sewage management system, the County Health Department may require larger lots to assure useable soil area.
- (d) The County Health Department may also require larger lot sizes when physical factors indicate the need to do so. These factors include, but are not limited to, the availability of sufficient unobstructed land areas for an approved on-site sewage management system and approved replacement system, slope greater than 5 percent, percolation rates higher than 45 minutes per inch, need for subsurface drainage or adverse topographic features.
- (e) Lots shall be a minimum width of 100 feet or 150 feet measured within the area where an approved on-site sewage management system and replacement system are to be located when served by a public water supply system or non-public water supply system (private well), respectively.
- (f) There must be an unobstructed area on each lot for installation of an approved on-site sewage management system and an area equal in size for a conventional system or larger area, as appropriate, for an approved replacement system; this will include sufficient area for necessary site modifications for installation of both the initial system and a replacement system. All pertinent zoning setbacks and other space requirements must also be met.
- (g) The maximum daily sewage flow for each lot or parcel of land shall not exceed 600 gallons per acre per day (gpad) when served by non-public or individual water supply system or 1,200 gpad when served by public water supply system. When sewage flows exceed these quantities (600 or 1,200 gpad as indicated) for a given dwelling structure, the minimum lot size or parcel of land shall be increased proportionally following Health Department guidelines.

Sec. 5-6 Minimum setbacks; principal buildings and principal structures.

- (a) All principal buildings and principal structures on a lot shall be set back from the street centerlines and from the front, side, and rear lot lines bounding the lot no less than the distances shown on Table 5.2.
- (b) A 20-foot wide street-side utility easement may be required along the street right-of-way within a front setback. See Chapter 9 under “easements” for details.

Table 5.2: Minimum Setback: Principal Buildings and Structures

Zoning District	From Street Right-of-Way			
	Arterial or Collector Street ⁴	Local Street ⁴	From Side Lot Line ⁵	From Rear Lot Line ⁵
RR	65	50	25	35
RS1	50	35	15	15
RS2 and PRD	50	35	15	15
RD	45	30	12	15
RM	40	30	10	15
PUD	50	**	**	**
OI	40	30	10	15
NC	40	30	None ⁶	None ⁷
GC	40	30	None ⁶	None ⁷
HC	40	30	None ⁶	None ⁷
I	40	30	None ⁶	None ⁷
PCID	40	30	None ⁷	None ⁷

** As established as part of the zoning approval for each Planned Unit Development.

⁴ As measured at a right angle from the right-of-way of the street along the full length of the property frontage. See the Project Design Standards Article for street classifications.

⁵ Greater setback may be required to accommodate a stream buffer established along a stream or lake under the minimum requirements for erosion and sediment control of Article 10, or for a zoning buffer required under the Landscaping, Buffers and Tree Conservation Article.

⁶ Minimum 10 feet adjacent to Residential zoning district. See zoning buffer requirements under the Landscaping, Buffers and Tree Conservation Article.

⁷ Minimum 25 feet adjacent to Residential zoning district. See zoning buffer requirements under the Landscaping, Buffers and Tree Conservation Article.

Sec. 5-7 Minimum setbacks; accessory buildings and structures.

(a) Accessory buildings.

Minimum setbacks for accessory buildings shall be as follows:

(1) Guest house or family care dwelling.

Guest houses and family care dwellings must be located to the rear of the main home on the lot and must meet the same setbacks as required for principal buildings in each zoning district.

(2) Night watchman residence.

Night watchman residences shall conform to the minimum setback requirements for principal buildings in each zoning district.

(3) All other accessory buildings.

a. Accessory buildings having a floor area of 144 square feet or less must be at least 5 feet from any property line and may not be located within any minimum front yard (i.e., between the required principal building front yard setback and a street).

b. Accessory buildings having a floor area greater than 144 square feet must comply with the same setbacks as required for principal buildings in each zoning district and may not be located within any minimum front yard setback.

(4) Exceptions to accessory building setbacks.

For non-typical building orientations, such as a home fronting on a lake, the requirements of this Sec. 5-7 (a) may be modified as a Special Exception variance. See the Appeals Section of Article 2 of this Development Code for procedures.

(b) Accessory structures.

Minimum setbacks for accessory structures (excluding buildings but including parking lots) shall be as follows:

(1) Fences and free-standing walls.

There shall be no minimum setback for fences or free-standing walls, provided that any fence or free-standing wall shall not obstruct visibility at street intersections (see the Sight Triangle provisions under the Project Design Standards Article) nor be located within any street right-of-way or utility easement.

(2) Gasoline pumps.

Pumps that dispense gasoline, kerosene, propane, natural gas, or diesel fuels shall conform to the minimum building setback requirements for principal buildings in each zoning district.

(3) Canopies.

Canopies shall conform to the minimum building setback requirements for principal buildings in each zoning district.

(4) Signs.

Signs shall be set back as required by the Sign Regulations Article of this Development Code.

(5) All other accessory structures.

Accessory structures not listed above must be at least 20 feet from any street right-of-way and at least 5 feet from any other property line (except that portion of a vehicular driveway that is directly connected to a street or that portion of a driveway that provides vehicular access directly to adjoining property).

(6) Accessory structures shall not encroach upon any easement.

Sec. 5-8 Minimum setbacks; other buildings and structures.

- (a) Any building on a property that is not a principal building or accessory building must comply with the setback requirements for principal buildings under Sec. 5-6 .
- (b) Any structure on a property that is not a principal structure or accessory structure must comply with the setback requirements for accessory structures under Sec. 5-7 (b).

ARTICLE III. FLOOR AREA PROVISIONS.

Sec. 5-9 Maximum floor area in NC Neighborhood Commercial district.

- (a) The gross floor area occupied by a single business establishment in the NC Neighborhood Commercial zoning district may not exceed 25,000 square feet, nor may a multi-tenant commercial building exceed 100,000 square feet.
- (b) For the purpose of this Section, a business that contains other businesses within it occupying the same space, such as a grocery store with a branch bank or fast food restaurant inside, shall be considered a single business establishment.

Sec. 5-10 Minimum floor area within a dwelling unit.

Occupancy within a dwelling unit is not allowed to exceed the following number of persons, based on the amount of gross floor area⁸ within the unit:

- (a) For up to 800 square feet of gross floor area, no more than 4 persons.
- (b) For each person over 4, at least 125 square feet of additional gross floor area shall be provided within the dwelling unit.

⁸ Gross floor area excludes a garage used solely for parking vehicles or storage, and an attic used exclusively for storage.

ARTICLE IV. TOWNHOUSE DEVELOPMENTS; SPECIAL PROVISIONS.

Sec. 5-11 Townhouse developments; defined.

(a) Townhouse subdivision.

A townhouse subdivision is a development of multi-family attached dwellings⁹ in which each dwelling unit is located on a separate lot.

(b) Townhouse condominium project.

A townhouse condominium project is a development of multi-family attached dwellings in which undivided interests in common elements are vested in the unit owners while each dwelling unit is sold separately. Such developments must also meet all requirements of the Georgia Condominium Act.

(c) Townhouse subdivisions, exceptions.

Townhouse subdivisions may comply with the following minimum requirements in lieu of the requirements shown on Table 5.1 and Table 5.2, as long as the overall development meets the zoning district requirements as a whole:

- (1) Number of dwelling units per building: At least 3 but no more than 10.
- (2) Staggered front facades: The dwelling units in a building shall be staggered, singly or in pairs, by at least 3 feet.
- (3) Minimum lot width: The average width for the units in a single building shall be at least 20 feet, with no lot being less than 18 feet wide.
- (4) Minimum lot area per dwelling unit:
 - a. The average lot area for the units in a single building shall be at least 2,400 square feet, with no unit having less than 2,000 square feet of lot area.
 - b. The subdivision as a whole must provide a total area equal to or greater than the number of lots times the minimum area per dwelling unit required on Table 5.1 for the zoning district.
- (5) Minimum side setbacks: None between attached units. On the periphery of the subdivision, buildings must meet the minimum setback requirements shown on Table 5.2 for the zoning district.
- (6) Minimum rear setbacks: 15 feet.
- (7) Minimum building separation: 20 feet.

(d) Townhouse condominium projects; exceptions.

⁹ See the definition in the Glossary, under *Dwelling, Multi-Family Dwelling, Multi-Family Attached*.

Townhouse condominium projects may comply with the following minimum requirements in lieu of the requirements shown on Table 5.1 and Table 5.2, as long as the overall development meets the zoning district requirements as a whole:

- (1) Number of dwelling units per building: At least 3 but no more than 10.
- (2) Staggered front facades: The dwelling units in a building shall be staggered, singly or in pairs, by at least 3 feet.

Minimum building separation: 20 feet.

- (e) Access to rear required.

Townhouse developments shall be designed to provide proper access to the rear of all dwelling units for firefighting purposes.

Sec. 5-12 Lot coverage.

Structures that create an impervious surface on the ground, such as buildings, parking lots, loading areas, driveways, patios, plazas, recreation courts, and paved outdoor storage or display areas, shall not cover a greater percentage of a lot than allowed on Table 5.3.

ARTICLE V. BUILDING AND STRUCTURE HEIGHTS.

Sec. 5-13 Building and structure heights; how measured.

- (a) Building height.

The vertical distance measured to the highest point of a building from the average finished grade across those sides of a building that face a street.

- (b) Structure height.

The vertical distance to the highest point of a structure (other than a building), as measured from the average grade at the base of the structure or from the average grade directly below a projecting structure.

Table 5.3: Maximum Lot Coverage

Zoning District	Maximum Percent of Coverage
RR	50%
RS1	60%
RS2 and PRD	60%
RD	70%
RM	80%
PUD	**
OI	80%
NC	80%
GC	80%
HC	80%
I	50%
PCID	50%

** As established as part of the zoning approval for each Planned Unit Development.

Sec. 5-14 Maximum building and structure heights.

The maximum height of all buildings and structures in each zoning district shown on Table 5.4 shall apply, except as otherwise provided in this Section as follows:

- (a) Exceptions to height restrictions.
 - (1) Exemptions.

The following structures are exempt from the height limitations imposed by this Section, provided that no structure may exceed 200 feet in height from the average finished grade at its base:

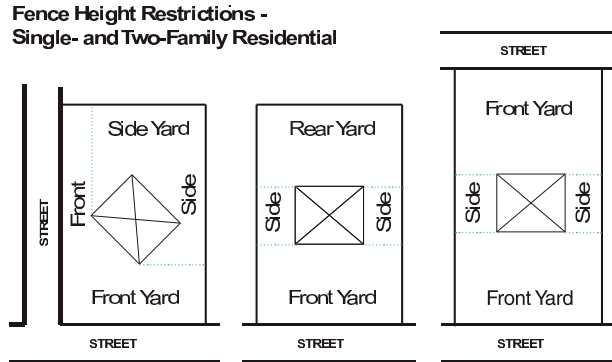
- a. Agricultural buildings such as but not limited to barns, silos, windmills, grain elevators, and other farm structures, but not including dwellings.
 - b. Cooling towers, gas holders, or other industrial structures where required as part of the manufacturing process.
 - c. Church spires, belfries, cupolas, domes, monuments, water towers, observation towers, utility substations, windmills, chimneys, smokestacks, derricks, conveyors, and TV reception antennae.
 - d. Telecommunication towers, such as commercial radio and television broadcast towers, and cellular telephone or other telecommunication towers, except as may be limited as a condition of approval as a Special Use by the County Commission.
- (2) Height limitations for fences and freestanding walls.
 - a. In the Commercial and Industrial zoning districts, no fence or freestanding wall may exceed 8 feet in height, with no more than an additional 2 feet of security wire.
 - b. In the Multi-Family Residential and Office zoning districts, no fence or free-standing wall may exceed 8 feet in height.
 - c. In the Single-Family and Two-Family (Duplex) Residential zoning districts, the following shall apply:

Table 5.4: Maximum Structure Heights

Zoning District	Maximum Building or Structure Height (feet)
RR	50
RS1	35
RS2 and PRD	35
RD	35
RM	50
PUD	**
OI	50
NC	35
GC	35
HC	50
I	35
PCID	**

** As established as part of the zoning approval for each Planned Unit Development or Planned Commercial-Industrial Development, as applicable.

1. A fence or free-standing wall in any front yard area may not exceed 2½ feet in height.
2. A fence or free-standing wall in any side or rear yard area may not exceed 8 feet in height.



Fences in Front Yards are limited to 2½ feet in height.
 Fences in Side and Rear Yards may be up to 8 feet in height.

Sec. 5-15 Height restrictions near airport.

Structures near the Crisp County Airport or any approved aircraft landing strip or helicopter landing area that would be located under the landing or take-off corridors or under any of the imaginary surfaces established by FAA around the airport, landing strip, or helicopter landing area shall comply with all height restrictions of the FAA and obtain approval from the FAA prior to permitting by the County. Appendix A to this Development Code contains a copy of the FAA’s “Part 77” regulations for informational purposes.

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