
Sec. 4.04 – LOT STANDARDS

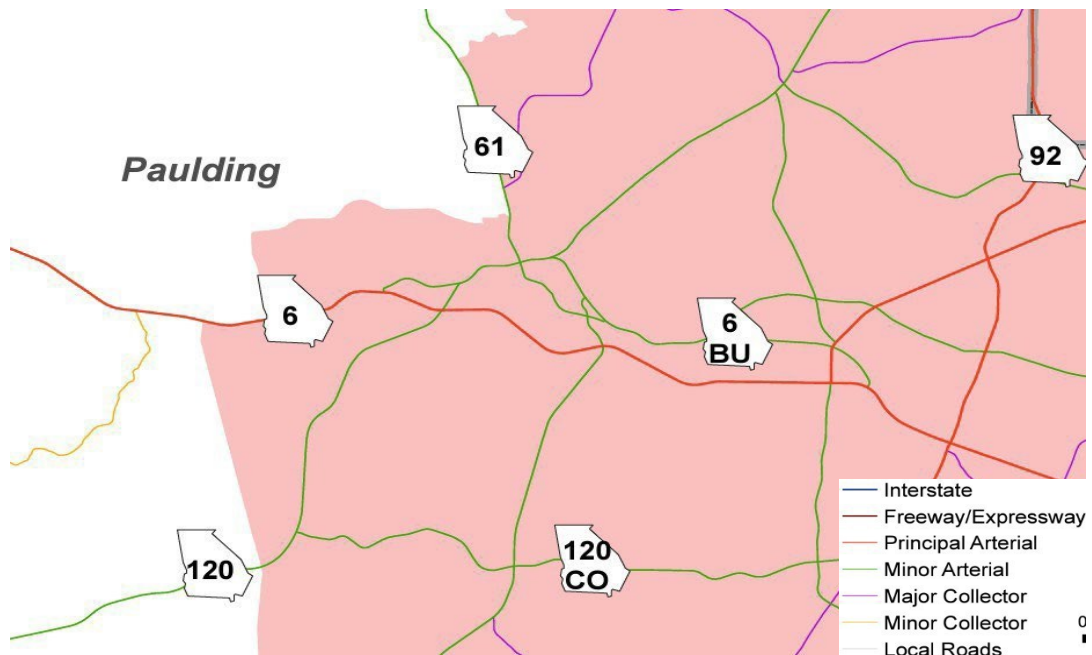
- 1) Purpose. Lot Standards for each district dictate the minimum and/or maximum standards that apply to lots within certain zoning districts. These regulations for property developed within City of Dallas’s jurisdiction are shown on *Table 4.4: Residential Lot Standards* and *Table 4.5: Non-Residential Lot Standards*.
- 2) Interpreting the Lot Standards Tables. The following explanations of terms should be consulted when interpreting *Table 4.4: Residential Lot Standards* and *Table 4.5: Non-Residential Lot Standards*. For more information on the meaning of terms in this ordinance, see *Chapter XIII: Definitions*.
 - a) Minimum Lot Size. The smallest area established by this ordinance on which a use, structure or building may be located in a particular district and which does not include any street right-of-way.
 - b) Minimum Lot Width. This refers to the minimum width a lot must have in order to be considered developable by this ordinance. The minimum lot width is the minimum allowable horizontal distance between the side property lines of a lot along a straight line parallel to the front lot line at the front setback line. Lot width on cul-de-sac lots and other lots with curving frontages is measured as a line parallel to the frontage and at the front setback line.
 - c) Minimum Lot Frontage. The frontage of a lot shall be construed to be the portion nearest the street. For the purpose of determining setback requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontages. The minimum length of a lot frontage shall be measured between side lot lines at the street right-of-way or private street easement. Lots that have more than one frontage may combine the width of both frontages to meet the minimum lot frontage standard.
 - d) Maximum Building Height. The maximum allowable vertical distance of a building or structure. Building height shall be defined as the vertical distance as measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs. Certain height exceptions are permitted according to the provisions of *Section 7.07 – Height Standards*.
 - i) Exceptions to height limits. The height limitations of this chapter shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts and aerials.
 - e) Minimum Building Lines.
 - i) The minimum yards (setbacks) for all structures shall be established in *Chapter IV, Table 4.4 and Table 4.5* in the *Dallas Zoning Ordinance* subject to the following requirements:
 - ii) Permitted Encroachments into Yards. The following encroachments shall be

allowed to the extent specified below.

- iii) Non-residential. Canopies and awnings shall be allowed over walkways or driveways to within twelve (12) feet of the street right-of-way or the right-of-way based on the street's functional classification, whichever is farther from the street's centerline. Fuel pumps and pump islands, when permitted, shall be set back as stated in this paragraph for canopies.
- iv) Single-family residential and townhouses used for single family on individual lots of record. Porches, decks or patios attached to the main dwelling may extend no more than ten feet into a minimum front or rear yard. Outdoor fireplaces and outdoor uncovered kitchens, whether stand alone or constructed as a part of a patio, retaining wall or other structure, may only be located in the rear yard and may extend no more than ten (10) feet into the minimum rear yard. In no case shall an outdoor fireplace be located closer than ten (10) feet to a property line. Awnings may project to within five feet of a side lot line.
- v) All zoning districts. Architectural features such as cornices, eaves, steps, stoops, gutters, fire chases, chimneys which are a part of an exterior wall of the primary structure, and fire escapes may not encroach or project over more than thirty-six (36) inches (3 feet) into any minimum yard. Wheelchair ramps and associated walkways shall be exempt from these requirements.
- vi) Adjoining railroads. There shall be no minimum rear yard requirement adjoining the siding for those uses which utilize a rail siding for loading and unloading.
- vii) Building Lot Lines (setbacks).
 - (1) Front Setback. The horizontal space between the Front lot line and the Front Setback line, extending to the side lines of the lot, generally parallel with and measured from the front lot line, defining the area in which no building or structure may be located above ground, except as may be provided in this ordinance. The front setback applies to all frontages of a lot facing a street or right-of-way.
 - (2) Side Setback. The horizontal space between the side lot lines and the side setback lines, extending to the front and rear lot lines, generally parallel with and measured from each side lot line, defining the area in which no building or structure may be located above ground, except as may be provided in this ordinance. However, for corner and through lots, any side of a structure that faces a street shall meet front setback requirements.
 - (3) Rear Setback. The horizontal space between the rear lot line and the rear setback line, extending to the side lines of the lot, generally parallel with and measured from the rear lot line, defining the area in which no building or structure may be located above ground, except as may be provided in this ordinance. For through lots, the rear of the structure facing a street shall meet front setback requirements. Rear setbacks for corner lots will apply to the portion of the lot that is furthest in the opposite direction of the general orientation of the structure.

- f) Front Setbacks and Roadway Classifications.
- i) Front Yard Setbacks are intended to establish a visual buffer distinguishing the building line from the roadway. Based on the traffic volume and roadway width, whether in a rural or urban setting, building setbacks are varied according to the road classification, with greater setbacks on larger streets with higher volume traffic, and lesser setbacks on smaller less travelled streets.
 - ii) Roadways are grouped into functional classes according to the character of traffic they are intended to serve. They may also be further classified as rural or urban based on the population surrounding a particular roadway. There are three highway functional classifications: arterial, collector, and local roads, and these can be defined as:
 - (1) Arterial - Provides the next highest level of service at moderate to high speeds, with some degree of access control. Arterials are typically classified as major arterial and minor arterial.
 - (2) Collector - Provides a lower level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials. Collectors are also classified as major and minor collectors.
 - (3) Local - Consists of all roads not defined as arterials or collectors; primarily provides access to land with little or minimal “through” movement.

Figure 4.1: City of Dallas Roadway Functional Classification



- g) Minimum Distance Between Structures on Same lot. This distance, measured between the points of shortest distance on the exterior facades of two (2) structures, shall

determine the minimum separation of multiple structures within one (1) developed lot.

- h) Minimum Ground Floor Living Area (Per unit). The sum of the livable horizontal areas on the ground level of a building measured from the interior faces of the exterior walls, exclusive of basements, unfinished attics and attached garages. The minimum for a specific residential structure shall be dependent on the number of stories within the residential structure.
 - i) Total Minimum Living Area (Per unit). The sum of the livable horizontal areas on all levels of a building measured from the interior faces of the exterior walls, exclusive of basements, unfinished attics and attached garages. Each residential dwelling unit shall have separate and individual kitchen and bathroom facilities.
 - j) Minimum Living Area Facade Width. The minimum width required for the front facade of a residential structure, exclusive of garages, porches, decks, or terraces. This requirement may apply to a continuous facade for multi-family or single-family attached units.
 - k) Maximum Lot Coverage (Structures and Buildings). The maximum amount of enclosed ground floor area of all buildings on a lot expressed as a percentage of the horizontally projected area representing the bulk and mass on the lot.
 - l) Maximum Lot Coverage (All Impervious Surfaces). The maximum amount of ground floor area occupied by buildings, structures, parking lots, or other impervious surfaces on a lot expressed as a percentage of the horizontally projected area of the lot.
- 3) Lot Standards Table. Lot Standards are listed in the following tables (*Tables 4.4 and 4.5*) under each district heading. Additional development standards including but not limited to parking, sign, and landscaping standards are set forth in *Chapter VII: Development Standards*.

Figure 4.2: Examples of Lot Types

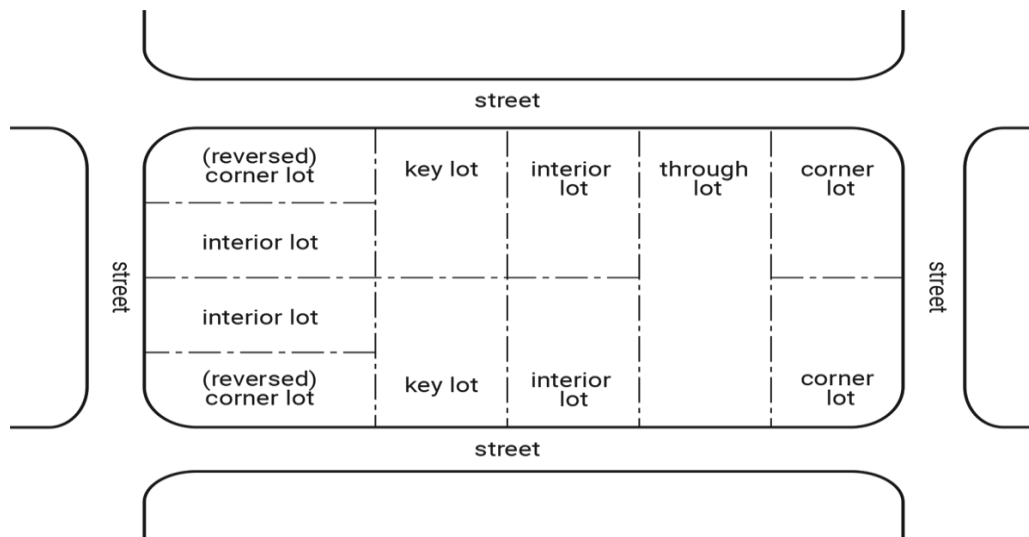


Figure 4.3: Typical Lot Cross Section

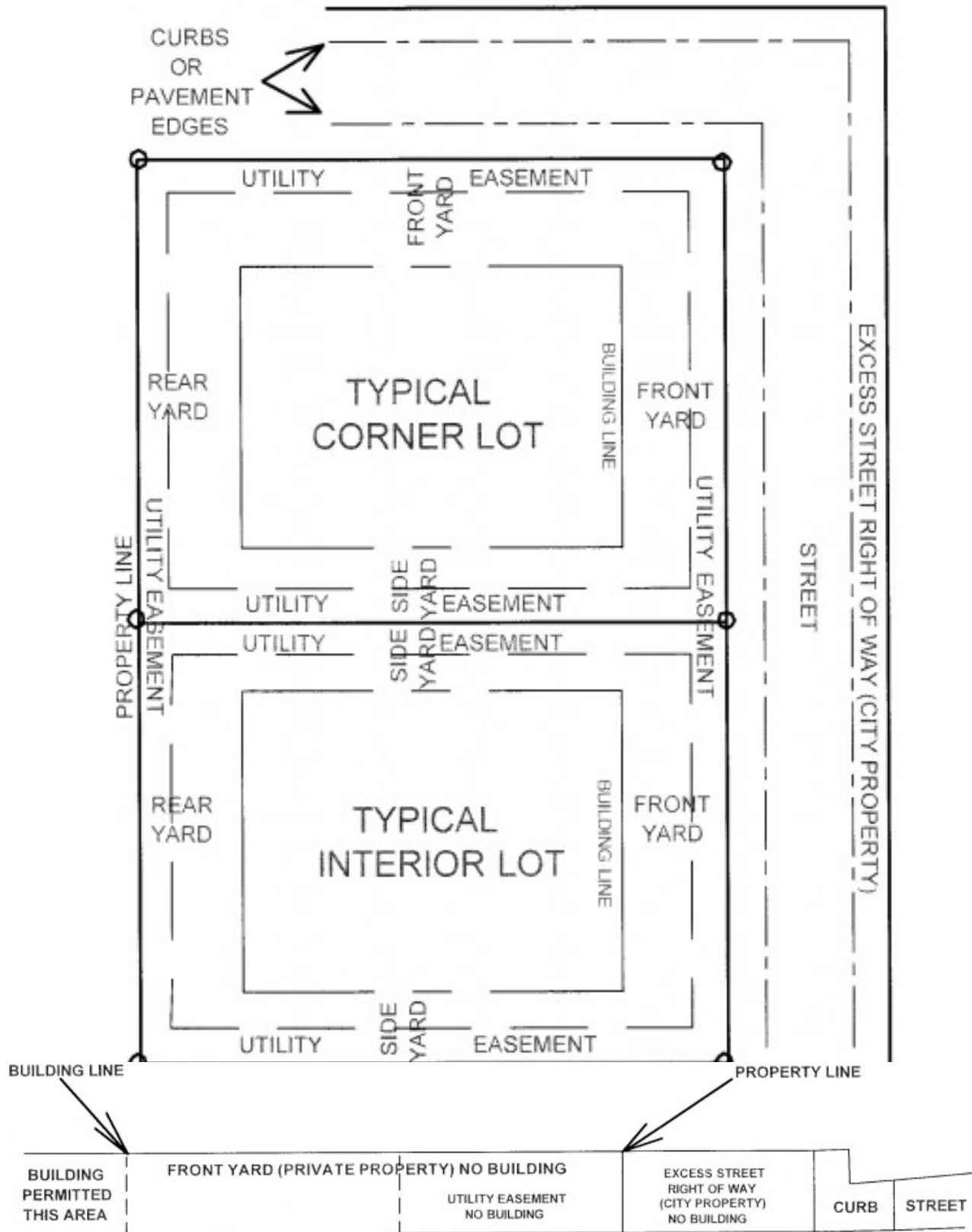


Table 4.4: Residential Lot Standards

| | | Residential | | | | | | | | | | | |
|--|-----------|--|---------|--|--------|--|---------|--|-------|--|-------|--|-------|
| | | R-1 Single-Family Low-Density | | R-2 Single-Family Medium Density | | R-3 Single-Family High Density | | MF-1 Multifamily Low-Density | | MF-2 Multifamily Medium- Density | | TH Townhome | |
| | | Res | Other | Res | Other | Res | Other | Res | Other | Res | Other | Res | Other |
| Minimum Lot Size | | 15,000 sf. | 1 ac. | 7,500 sf. | 1 ac. | 6,000 sf. | 1 ac. | 1 ac. | | 5 ac. | | 1 ac. | |
| Minimum Lot Width | | 85 ft | 100 ft. | 50 ft. | 100 ft | 40 ft. | 100 ft. | 100 ft. | | 150 ft. | | 100 ft. | |
| Minimum Lot Frontage | | 50 ft. | | 50 ft. | | 40 ft. | | 50 ft. | | 50 ft. | | 50 ft. | |
| Maximum Building Height 9 | Principal | 35 ft. | | 35 ft. | | 35 ft. | | 45 ft. | | 45 ft. | | 45 ft. | |
| | Accessory | 24 ft. | | 24 ft. | | 24 ft. | | 24 ft. | | 24 ft. | | 24 ft. | |
| Front Setback 1,10, 15 | | 35 ft. | | 25 ft. | | 25 ft. | | 30 ft. | | 30 ft. | | 25 ft. | |
| Side Setback 2,3 | Principal | 8 ft. | | 6 ft. | | 6 ft. | | 40 ft. | | 40 ft. | | 40 ft. | |
| | Accessory | 5 ft./10 ft. 6 | | 5 ft./10 ft. 6 | | 5 ft./10 ft. 6 | | 10 ft. | | 10 ft. | | 10 ft. | |
| Rear Setback 2 | Principal | 15 ft. | | 15 ft. | | 15 ft. | | 40 ft. | | 40 ft. | | 40 ft. | |
| | Accessory | 5 ft./10 ft. 6 | | 5 ft./10 ft. 6 | | 5 ft./10 ft. 6 | | 10 ft. | | 10 ft. | | 10 ft. | |
| Minimum Distance from Structures on Same Lot | | 5 ft. | | 5 ft. | | 5 ft. | | 20 ft | | 20 ft. | | 20 ft. | |
| Minimum Ground Floor Area (Per Unit) | 1 story | 1,500 sf. | | 1,500 sf. | | 1,500 sf. | | 950 sf. Average | | 950 sf. Average | | 1,040 sf. Average | |
| | 2+ story | 700 sf. | | 650 sf. | | 600 sf. | | 650 sf. avg. | | 650 sf. avg. | | 650 sf. | |
| Total Minimum Living Area (Per Unit) | | 1,500 sf./ 600 sf. 3, 7 | | 1,500 sf./ 600 sf. 3, 7 | | 1,500 sf./ 600sf. 3, 7 | | 950 sf. Average | | 950 sf. Average | | 1040 sf./ 950 sf. | |
| Minimum Living Area Façade Width | | 24 ft. | | 24 ft. | | 24 ft. | | 24 ft. | | 24 ft. | | 24 ft. | |
| Maximum Lot Coverage (structures and buildings) | | 35% 11 Acc: 5% or 600 sf. (whichever is greater) | | 40% 11 Acc: 5% or 600 sf. (whichever is greater) | | 45% 11 Acc: 5% or 600 sf. (whichever is greater) | | 50% 11 Acc: 5% or 750 sf. (whichever is greater) | | 75% 11 Acc: 5% or 2,500 sf. (whichever is greater) | | 50% 11 Acc: 5% or 600 sf. (whichever is greater) | |
| Maximum Lot Coverage (all impervious surfaces) | | 50% 12 | | 50% 12 | | 55% 12 | | 60% 12 | | 80% 12 | | 60% 12 | |

1. See accessory structure location restrictions *Section 8.02 – Accessory Uses and Structure Standards*
2. Check buffer yard standards *Section 7.05 – Landscaping Standards* and/or apply any applicable easement widths
3. On corner lots, the side yard setback of the secondary roadway frontage, based on the orientation of the façade with the primary entrance, shall be fifteen (15) feet in single-family residential zoning districts (R-1, R-2, R-3)
6. Structures 200 sf. or less / structures greater than 200 sf.
7. Residential / ADU
9. See height exemptions per *Section 7.10 – Height Standards*
10. The front building setback may be reduced to a minimum of twenty-five (25) feet for single-family residential subdivision streets within major plats, minor plats, and horizontal property regimes
11. Permitted non-residential uses shall not exceed 50%
12. Permitted non-residential uses shall not exceed 60%
15. The front building setback may be reduced to a minimum of twenty (20) feet along Merchants Drive within the C-1 Zone.

Figure 4.4(a): Residential Zoning Districts and Maximum Densities
(Excluding any applicable density bonuses.)

| Zoning District | Purpose (Residential Density: Unit: Lot Size) |
|-----------------|--|
| R-1 | Low-Density Single-Family Residential (1:15,000sf) |
| R-2 | Medium Density Single-Family Residential (1:8,500sf) |
| R-3 | High Density Single-Family Residential (1:6,000sf) |
| MF-1 | Multi-Family Residential (1:4,850sf - 1 AC Min Lot) |
| MF-2 | Multi-Family Residential (1:2,250sf - 5 AC Min Lot) |
| TH | Single-Family Attached (1:2,500sf - 10,000sf Min Lot) |
| CBD | Central Business District (Over 1st Story Residential 3:1 FAR) |
| MXU | Mixed Use (2:1 FAR) |

Table 4.5: Non-Residential Lot Standards

| | | Commercial | | | | Industrial | | |
|---|-----------|--|--------------------------------|----------------------------------|---|--|----------------------------|----------------------------|
| | | CBD Central Business District | MXU Commercial Mixed Use | C-1 Commercial Low-Density | C-2 Commercial Medium- Density | OMI Office Medical Institutional | I-1 Light Industrial | I-2 Heavy Industrial |
| Minimum Lot Size | | N/A | 10,000 sf. | 1 ac. | 2.5 ac. | 1 ac. | 1 ac. | 5 ac. |
| Minimum Lot Width | | 25 ft. | 60 ft. | 100 ft. | 150 ft. | 60 ft. | 100 ft. | 150 ft. |
| Minimum Lot Frontage | | 25 ft. | 50 ft. | 50 ft. | 50 ft. | 50 ft. | 50 ft. | 50 ft. |
| Maximum Building Height 9 | Principal | 65 ft. | 35 ft. | 45 ft. | 60 ft. | 60 ft. | 45 ft. | 60 ft. |
| | Accessory | 24 ft. | 24 ft. | 26 ft. | 26 ft. | 26 ft. | 26 ft. | 40 ft. |
| Front Setback 1,10, 15 | | 0 ft./15 ft. 14 | 0 ft./15 ft. 14 | 30 ft. | 35 ft. | | 30 ft. | 35 ft. |
| Side Setback 3 | Principal | 0 ft./5 ft. 13 | 0 ft./10 ft. 13 | 10 ft. | 30 ft. | 30 ft. | 10 ft. | 50 ft. |
| | Accessory | 5 ft. | 10 ft. | 10 ft. | 10 ft./30 ft. 4 | 10 ft./30 ft. 4 | 20 ft./40 ft. 4 | 30 ft./50 ft. 4 |
| Rear Setback 2 | Principal | 0 ft./5 ft. 13 | 20 ft. | 20 ft. | 45 ft. | 45 ft. | 20 ft. | 75 ft. |
| | Accessory | 5 ft. | 5 ft./10 ft. 6 | 15 ft. | 15 ft./45 ft. 6 | 15 ft./45 ft. 6 | 20 ft./40 ft. 4 | 30 ft./50 ft. 4 |
| Projection into setbacks: fire escapes, open stairways, balconies, soffits, canopies, and other similar architectural features may extend up to three (3) feet into a side or rear setback. | | | | | | | | |
| Minimum Distance from Structures on Same Lot | | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. |
| Minimum Ground Floor Area (Per Unit) | 1 story | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| | 2+ story | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Total Minimum Living Area (Per Unit) | | 750 sf. Avg. | 750 sf. Avg. | 750 sf. Avg. | N/A | N/A | N/A | N/A |
| Minimum Living Area Façade Width | | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Maximum Lot Coverage (structures and buildings) | | N/A | 60% | 50% | 50% | 40% | 50% | 60% |
| Maximum Lot Coverage (all impervious surfaces) | | N/A | 75% | 75% | 80% | 60% | 75% | 80% |

1. See accessory structure location restrictions *Section 8.02 – Accessory Uses and Structure Standards*
2. Check buffer yard standards *Section 7.05 – Landscaping Standards* and/or apply any applicable easement widths
3. On corner lots, the side yard setback of the secondary roadway frontage, based on the orientation of the façade with the primary entrance, shall be fifteen (15) feet in single-family residential zoning districts (R-1, R-2, R-3)
4. When adjoining the same or a more intense district /when adjoining a less intense district
5. For residential uses / all other uses adjoining the same or a more intense district / all other uses when adjoining a less intense district
6. Structures 200 sf. or less / structures greater than 200 sf.
7. Residential / ADU
8. Minimum size of multi-tenant development = 5 acres
9. See height exemptions per *Section 7.10 – Height Standards*
10. The front building setback may be reduced to a minimum of twenty-five (25) feet for single-family residential subdivision streets within major plats, minor plats, and horizontal property regimes
11. Permitted non-residential uses shall not exceed 50%
12. Permitted non-residential uses shall not exceed 60%
13. When attached to another unit, the setback shall be 0 ft. for the shared wall.
14. Zero (0) front lot line on attached buildings with same setback.
15. The front building setback may be reduced to a minimum of twenty (20) feet along Merchants Drive within the C-1 Zone.

Sec. 7.13 – OPEN SPACE REQUIREMENT

- 1) INTENT. The following requirements shall govern the type and amount of open space for any tract of land which is the subject of an application for subdivision, land development or both using the provisions of this article. The purpose of open space is to regulate the intensity of development, preserve natural features and vistas, enhance the aesthetics of the built environment, and supply functional recreational areas.
- 2) OWNERSHIP. The land must be held in single and separate ownership by the applicant or, in the case of multiple ownership, the tract must be developed according to a single plan with responsibility for its implementation and completion vested in a common authority.
- 3) GENERAL PROVISIONS
 - a) Open Space shall be large, contiguous areas to the greatest extent possible.
 - b) Connectivity between the open space and adjacent development, greenways, parks and the like shall be provided by a minimum twenty (20) foot wide accessway.
 - c) Where significant natural assets exist in a proposed development, the Planning & Zoning Commission may require preservation. Areas devoted to natural or improved flood control channels and those sections subject to problems of flowage, floodway or drainage easements should be left in their unimproved, natural state.
 - d) Open space shall be designated as Common Area or placed in an easement.
 - e) The City Council shall require that a legal plan or contract for the perpetuation, maintenance and function of all the common area or other common property be established and furnished to the Council to be approved by the City Attorney prior to final approval. The legal plan or contract shall assure that all such common areas shall be provided for in a satisfactory manner without expense to the City. The documents shall be recorded in the County Recorder's office by the applicant prior to occupancy of any building on the project.
 - f) The City shall pursue enforcement of standards and impose penalties in accordance with *Chapter XII: Violations and Enforcement* upon failure to maintain designated open space and any improvements within the open space.
 - g) Further subdivision of the open space or its use for other than conservation, agricultural, or passive recreation shall be prohibited. Structures and buildings accessory to the conservation, agricultural or passive recreation may be erected on the open space, subject to the standards in *Table 4.4: Residential Lot Standards*, *Table 4.5: Non-Residential Lot Standards* (whichever table is applicable), and *Section 8.02 – Accessory Use and Structure Standards*, and subject to review of the site by the Planning and Zoning Commission. Any restrictions on the

established open space shall be recorded in a conservation easement to which the City is a signatory party.

- h) Where applicable, a homeowners’ or maintenance association shall be established for the purpose of permanently maintaining all open space and potential non-commercial recreational facilities. Such homeowner’s or maintenance association agreements, guaranteeing continuing maintenance, and giving lien to the City in the event of lack of such maintenance, shall be submitted to the City Council for approval prior to the issuance of any permits.
- 4) NON-QUALIFYING OPEN SPACE. Elements that do not qualify to be counted toward open space include:
 - a) Required detention and retention ponds that are not visually or physically accessible.
 - b) The floodway of any stream, regulated drain, river or other water body accessible.
 - c) Any area with slopes exceeding a twenty-five percent (25%) grade (must be protected).
 - d) Any wetlands on the development site, unless preserved as a conservation area.
- 5) MINIMUM REQUIRED OPEN SPACE

| Zoning District | Percentage of Open Space | Notes |
|------------------------|---------------------------------|------------------------------------|
| R-1, R-2, | 20% | - |
| R-3, TH, MF-1 | 20% | - |
| MF-2 | 20% | - |
| MXU, C-1, C-2, OMI | 5% | - |
| I-1, I-2 | 2% | Sites less than 3 acres are exempt |
| CBD | - | Exempt |

- 6) QUALIFYING OPEN SPACE
 - a) Conservation areas and wetlands preserved as conservation areas.
 - b) Floodplains
 - c) Woodlands
 - d) Riparian corridors
 - e) Retention and detention facilities with the following characteristics:
 - i) Perimeter Access. An easement of at least fifteen (15) feet from the top of bank with a minimum five (5) feet wide path of a material that meets the requirements of the ADA.
 - ii) Access. An area of open space at least twenty (20) feet wide shall extend from a street right-of-way to the fifteen (15) foot perimeter access area of the detention area.
 - iii) Planting. Native plant material is encouraged around the perimeter of retention

ponds.

- f) Development amenity areas containing semi-public areas such as:
 - i) plazas with seating and special features such as public art or fountains;
 - ii) pocket parks with seating and landscaping;
 - iii) decorative water features; and lakes.

Sec. 7.16 – SINGLE-FAMILY DEVELOPMENT AMENITIES REQUIRED (R-1, R-2, R-3, TH, AND PUD)

- 1) Minimum Number of Amenities Required. Single-family residential subdivisions, either attached or detached, shall incorporate recreational amenities from the list in Subsection 2. Below in the following amounts:
 - a) Developments with fewer than twenty-five (25) dwelling units shall be exempt from this requirement; except that the Director may require an amenity not listed in this section to provide enhanced resident enjoyment and engagement.
 - b) Developments with twenty-five (25) to one hundred (100) dwelling units shall provide at least one amenity;
 - c) Developments with one-hundred one (101) to one-hundred seventy-five (175) dwelling units shall provide at least two (2) amenities; and
 - d) Developments with one-hundred seventy-six (176) or more dwelling units shall provide at least three (3) amenities and the City Council shall determine the ratio of additional recreational amenities based on National Recreation and Park Association (www.nrpa.org) standards.
- 2) Allowable and Mandatory Recreational Amenities:
 - a) Swimming pool sized to comply with NRPA standards (mandatory first amenity).
 - b) Golf course.
 - c) Resident clubhouse (second amenity – option 1).
 - d) Two tot lots with a minimum size of five-hundred (500) square feet per lot.
 - e) Basketball, volleyball, or other sport court meeting the standards of Section 7.14(3)(c) (second amenity – option 2).
 - f) Two picnic areas, with a minimum size of five-hundred (500) square feet per area, and including a minimum of two picnic tables and one (1) barbeque grill/pit per area.
 - g) Other amenity approved by the City Council
- 3) Density Bonuses for Single-Family Development:
 - a) City may approve a five (5%) percent density bonus for every amenity provided in excess of the required amenities indicated in subsection 7.16(2) above, not to exceed a maximum of density bonus of twenty (20%) percent.

Figure 7.10: Density Bonus Foundations



A **density bonus** is an incentive-based tool that permits a developer to increase the maximum allowable development on a site in exchange for either infrastructure commitments or in-kind support for specified public policy goals.

Sec. 7.17 – MULTI-FAMILY AND TOWNHOME LAYOUT AND SITE PLANNING

- 1) APPLICABILITY. All new multi-family developments (apartments, townhomes) of three (3) units or more are subject to the following standards.
- 2) LAYOUT AND SITE PLANNING.
 - a) Topography. Buildings shall be sited in relation to topography of the site, which minimizes cut and fill and limits maximum on-site slope to ten (10%) percent.
 - b) Attempts shall be made to preserve existing vegetation and natural features.
 - c) Building Orientation. Accessory buildings, including residential garages, storage buildings, etc., shall be located behind the primary building. No primary or accessory building shall have service doors, loading doors, or similar service entrances opening toward or oriented to a public or private street.
 - d) Distances between buildings shall be measured by a line perpendicular to the plane of the surface windows or exterior walls. There shall be a minimum of twenty (20) feet between any two (2) buildings in all directions provided that a two (2) hour fire wall is provided on both buildings constructed of brick and mortar, otherwise the buildings shall be thirty (30) feet between any two (2) buildings in all directions.
 - e) The maximum length of a multi-family building shall not exceed one-hundred ninety-two (192) feet. No more than eight (8) townhome units shall be attached in a single row.
 - f) Off-street parking, driveway, drive aisles, carport, garage or service facilities may encroach into the side or rear yard as specified in but shall be no closer than ten (10) feet to any lot line. In no event shall parking be located in required landscaping areas.
 - g) All sides of a building shall display a similar level of architectural features and materials.
- 3) OPEN SPACE. Open space shall be required in conformance with *Section 7.13 – Open Space Requirements* and the requirements of the Zoning Ordinance.
- 4) VEHICULAR AND PEDESTRIAN CIRCULATION. Create a hierarchy of internal drives.
 - a) Drives shall be a minimum of twenty (20) feet wide. The City may request wider drives if on- street parking is permitted.
 - b) Multi-family developments with one-hundred fifty (150) units or more shall have at least two
 - a) points of ingress/egress.

- c) The internal “street” system shall connect to surrounding neighborhood and local streets.
- d) All internal sidewalks shall be a minimum of five (5) feet wide.
- e) All internal sidewalks shall connect to adjacent residential areas, commercial areas, schools, parks, places of worship, and similar publicly accessible uses.
- f) Driveway Depth. All driveways for individual townhome units are required to be at least 35’ in depth from the edge of pavement of all public or private roadways should sidewalks be present. For developments without sidewalks, a minimum depth of 40’ from the edge of pavement is required.

Sec. 9.02 – MULTIFAMILY AND TOWNHOME DESIGN STANDARDS

- 1) APPLICABILITY. All new multi-family developments (apartments, townhomes) of three (3) units or more are subject to the following standards.
- 2) FAÇADE.
 - a) Variation. Architectural detailing, horizontal/vertical offsets, window details and other features shall be provided on all sides of the building to avoid featureless building massing, enhance character and style, and reduce the visual scale.
 - b) Buildings with continuous facades that are ninety (90) feet or greater in width shall be designed with offsets (projecting or recessed) not less than two (2) feet deep, and at intervals of not greater than sixty (60) feet.
 - c) Materials shall be durable and attractive. Visually heavier materials should be used as the building's foundation. Prohibited materials shall be as indicated in Section 9.01(7)(b).
 - i) Exposed foundations shall be constructed of one or more of the following:
 - (1) Brick;
 - (2) Wood shake siding;
 - (3) Stone (limestone, granite, fieldstone, etc.); or
 - (4) Split-face, integrally-colored block or architectural pre-cast concrete that simulates natural material.
 - ii) Facade walls shall be constructed of any combination of the following. A minimum of forty (40%) percent shall be masonry.
 - (1) Stone;
 - (2) Wood clapboard siding;
 - (3) Brick;
 - (4) Stucco or "Drained" External Insulation and Finish System (Drainable E.I.F.S.), not to exceed twenty (20%) percent of the overall non-window facade area; or
 - (5) Cement fiber board (e.g., "Hardiplank").
 - iii) Facade Plane projections such as the following are encouraged:
 - (1) Veranda/balcony
 - (2) Sunroom
 - (3) Screened porch
 - (4) Breakfast nook
 - (5) Turret
 - iv) The facades of townhomes shall be detailed to differentiate individual units.

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- 3) ENTRIES. Entries shall be pedestrian-scaled and clearly defined and accented with such features as awnings, porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms and arches.
- a) The primary entryway for townhomes shall not be recessed. Entries shall not protrude from the dominant front façade wall more than 3’.
 - b) At a minimum, the entry should incorporate features totaling a minimum of two (2) points from the list below. Unless specified, all features are worth one (1) point.
 - i.) Porches a minimum depth of four (4) feet and at least eight (8) feet in length, and that includes posts and railings (2 points)
 - ii.) Decorative trim/molding
 - iii.) Keystone
 - iv.) Portico or shed roof accent over entry
 - v.) Pent roof
 - vi.) Transom window
 - vii.) Door sidelights
 - viii.) Covered front stoop
- 4) ROOF.
- a) Minimum Pitch for pitched roofs shall be five feet for every twelve feet (5:12) of rise over run.
 - b) Materials. Quality roof materials such as tile, slate, standing-seam metal, three-dimensional asphalt or fiberglass shingles shall be used on all structures.
 - c) Minimum Eave/Overhang Width. All multifamily buildings shall have eaves or overhangs a minimum of twelve (12) inches deep on all sides.
 - d) Roof Articulation. Roofs shall display a variety of forms and articulation to reduce apparent scale. Elements such as dormers, gables, cross gables, hipped, secondary hipped or gabled roofs can be used to achieve this appearance.
 - e) Flat roofs shall contain a cornice or molding, and vary in height or shape every fifty (50) feet.
 - f) Rooftop mechanical equipment shall either be fully screened with architecturally compatible materials on all sides or visually integrated into the overall design of the building. In no case shall rooftop mechanical equipment be visible from adjoining streets, residential

- zones or uses.
- 5) AUTOMOBILE STORAGE.
 - a) Garage Access. Except for structured parking decks, all attached garages shall provide access internally from the garage to individual units.
 - b) Minimum garage width shall be sixteen (16) feet.
 - c) Carport. Where established, carports shall:
 - i) Meet all setback standards around the perimeter of the site applicable to a primary structure.
 - ii) Be designed in keeping with the primary structure, and the materials shall be compatible with those of the primary structure.
 - d) No more than two (2) garage structures shall be located adjacent to each other end-to-end.
 - e) All townhomes shall have at minimum a two-car garage.
 - f) Townhome developments are required to have rear-facing garage doors.
 - 6) HEIGHT. All townhomes are required to have a minimum of three (3) stories in height, inclusive of the garage.
 - 7) WINDOWS. Windows are required on all sides of the building that are:
 - a) Adjacent to a street; or
 - b) Adjacent to a common area.
 - c) Windows should be enhanced with divided lights, grids, transom windows, keystone, lintels or trim/architrave.
 - 8) DESIGN COMPATIBILITY. All structures within the multifamily development shall be compatible. Similar styles, color, architectural detail and materials shall be used for garages, carports, grouped mailboxes, laundry facilities, clubhouses, shelters, etc.
 - 9) MECHANICAL AND UTILITY EQUIPMENT SCREENING. All mechanical equipment including ground-, roof-, and building-mounted, shall be completely screened from view. Screening can be achieved by landscaping, fences or walls for ground-placed equipment, and the use of parapet walls or other roof designs for roof-mounted equipment. Screening enclosures shall be architecturally compatible with the primary structure.
 - 10) DUMPSTER AND STORAGE ENCLOSURE SCREENING. Dumpsters and storage area screening shall conform to the regulations of *Section 7.05 – Landscaping Standards*.
 - 11) LANDSCAPING. Landscaping requirements are set forth in *Section 7.05 – Landscaping Standards*.
 - 12) LIGHTING. Standards for parking lot, site and building lighting are set forth in *Section 7.12 – Outdoor Lighting*.

- 13) NOISE AND VIBRATION STANDARDS. In residential/commercial mixed-use developments, the International Building Code (IBC) provides a minimum design requirement for unit-to-unit acoustical protection between floors. It requires a Sound Transmission Class (STC) rating or Impact Insulation Class (IIC) rating of 50. The International Residential Code (IRC) requires a minimum design separation of STC 45 for townhouses.
- a) Scope. This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units or between dwelling units and adjacent public areas such as halls, corridors, stairs or service areas.
 - b) Airborne sound. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.
 - c) Structure-borne sound. Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492(09).
 - d) Notwithstanding other sections of this title, it shall be unlawful for any person to create, maintain or cause any ground vibration which is perceptible without instruments at any point on any affected property adjoining the property on which the vibration source is located. For the purpose of this title, the perception threshold shall be presumed to be more than 0.05 inches per second RMS vertical velocity.

Sec. 34-24. Minimum design standards.

- (a) *Relationship to comprehensive plan for the city.* In considering any development plan or final plat, the city manager or his/her designee shall give consideration to the city comprehensive plan, as adopted or amended, as well as any existing land use plans that may have been approved by the mayor and city council that may affect the area in which the subdivision is to be located.
- (b) *Streets.* The location and width of all streets and roads shall conform to this article, chapter 44, pertaining to zoning, the city comprehensive plan and any other adopted transportation plan that the city has adopted or will adopt in the future. All streets established in connection with the development of a subdivision shall comply with the following requirements:
- (1) *Continuation of existing street pattern.* Whenever topography will permit, the arrangement of streets in a subdivision shall provide for the alignment and continuation or projection of adjoining areas at the same or greater width, but in no case, less than the required minimum width.
 - (2) *Access restrictions.*
 - a. When a subdivision fronts on an arterial or collector street or highway, the city manager or his/her designee may limit access on double frontage lots to an interior street with no access to the arterial street. Generally, lots shall not derive access exclusively from any street designated as an arterial or collector street, but rather lots shall have access from an interior street of the subdivision. The subdivider must consult and receive approval from the state department of transportation for any access upon any street or road that is on the state DOT road system. The subdivider must consult and receive approval from the Paulding County department of transportation for any access upon any street or road that is subject to Paulding County jurisdiction.
 - b. Where, in the opinion of the city manager or his/her designee, it is essential to provide for street access to an adjoining tract or parcel of land, street right-of-way shall be extended to the boundary of such tract or parcel of land.
 - c. Every lot established shall front or abut on a street which is to be dedicated to the public and/or conforms to the provisions of this article. When land is subdivided into larger parcels than ordinary building lots (larger than one acre), such parcels shall be arranged so as not to landlock any parcel.
 - d. A maximum of 120 residential dwelling units shall be allowed to be constructed with only one street outlet on an existing public street. If a second access to an existing public street is not available or its existence may induce nonresidential traffic through the development as determined by the city manager or his/her designee or by the Paulding County DOT, the second access requirement may be waived by the city if, and only if, the original street outlet is designed and constructed with sufficient right-of-way and improvements to provide a divided median road with two lanes in and two lanes out. The 120 dwelling unit threshold is applicable for any location within the development. No further building permits may be issued within the development upon reaching the capacity of 120 residential dwelling units without a second access or without an approved waiver of the second access requirement.

Subdivisions with greater than 400 residential dwelling units will be required to provide three access outlets onto existing public streets. No further building permits may be issued within the development upon reaching the capacity of 400 residential dwelling units without three access outlets onto existing public streets.

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- (3) *Access improvements.* When property that abuts upon an existing or proposed city road is to be developed or redeveloped as a single-family detached or duplex subdivision and the city street will provide access to the property, Project access improvements to the city road (deceleration lanes, turn lanes, etc.) shall be provided by the developer as required herein.
- a. A deceleration lane shall be required at each subdivision street entrance that is provided street access as applicable. In the event a street has an existing or proposed median, and the developer desires to construct a median break to serve the subdivision, a left turn lane leading to the median break shall be required by the developer and shall meet the standards contained herein.
 - b. Deceleration lanes shall have a length of 75 to 200 feet (refer to the standard drawing), with an additional 50-foot taper length, a pavement width of 12 feet (exclusive of curb and gutter) and shall be provided with curb and gutter. Additional right-of-way to accommodate the deceleration lane and an 11-foot shoulder shall be dedicated by the developer to the city at no cost. Associated drainage improvements as deemed necessary by the construction of the deceleration lane shall also be required.
 - c. Other project access improvements may be required by the department of transportation in order to ensure adequate site access, pedestrian access, convenience and safety to the motoring public.
 - d. The developer shall be responsible for the relocation of public or private utilities and drainage structures, as may be occasioned by the required project access improvements.
 - e. The subdivider must consult and receive approval from the state department of transportation for any access upon any street or road that is on the state DOT road system. The subdivider must consult and receive approval from the Paulding County department of transportation for any access upon any street or road that is subject to Paulding County jurisdiction.
- (4) *Private streets.* Private streets are only permitted within a private subdivision as defined in section 34-19.
- (5) *Cul-de-sac requirements.* Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of 110 feet in diameter and a paved turnaround with a minimum outside diameter of 80 feet. Maximum street length with a cul-de-sac shall not be greater in length than 1,600 feet from the centerline of the access street to the point of radius, unless topographic conditions necessitate no alternative for access. A variance on any additional length of a cul-de-sac must be approved by the city.
- (6) *Temporary dead-end streets.* Temporary dead-end streets which extend for a distance greater than the depth of one abutting lot shall be provided with a paved temporary turnaround having a diameter of 80 feet, or other suitable turnaround.
- (7) *Half streets.* Half streets are prohibited. Whenever a street is planned adjacent to the proposed subdivision tract boundary, the entire street right-of-way shall be platted within the proposed subdivision.
- (8) *Split level streets and one-way streets.* Streets which are construed so as to have two traffic ways, each at a different level within the right-of-way, shall provide a paved traffic surface of at least 20 feet on each level and a slope between the two traffic ways of not less than three to one (3:1). One-way streets and split-level streets will be allowed when:
- a. Topographic conditions are so that alternatives to the typical street design and construction would be more desirable;
 - b. Shape and size of the parcel could be more efficiently developed.
- In either case, approval must be obtained from the city manager or his/her designee.

- (9) *Alleys.* Alleys shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the city of the need for alleys. Where alleys are permitted, they shall be graded and surfaced to specifications approved by the city manager or his/her designee.
- (10) *Intersections.*
- a. The centerline of no more than two streets may intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible to right angles (90 degrees) and no street shall intersect any other street at an angle of less than 60 degrees. The angle of intersection is to be measured at the intersection of the street centerlines. Curved streets shall have a minimum tangent of 100 feet at intersections as measured from the centerline of the cross street.
 - b. Whenever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corners shall be round or otherwise set back sufficiently to permit sidewalk construction.
 - c. Islands at intersections shall be subject to individual approval by the city manager or his/her designee. In no case shall anything extend more than three feet above the back of the curb within the right-of-way of the intersecting street.
 - d. Adjoining street intersections shall be spaced at least 200 feet apart measured from edge of right-of-way to edge of opposing right-of-way. Street jogs at intersections shall have a centerline offset of not less than 150 feet.
- (11) *Street grade and curve design.* Horizontal and vertical curve design shall be consistent with the city standard design specifications set forth in section 34-26.
- (12) *Street names and property address.*
- a. Streets or roads that are extensions of, or obviously in alignment with, existing named streets shall bear that same name. The names of new streets and roads, except in the same subdivision, shall not duplicate or be similar in sound to existing names, irrespective of the use of the suffix street, avenue, circle, way, boulevard, drive, place or court, or however otherwise designated.
 - b. All street names are subject to the approval of the city manager or his/her designee and/or the city post office.
 - c. Property address numbers shall be provided by the city manager or his/her designee and recorded on final plats.
- (13) *Additional right-of-way.* Subdivisions which include an existing platted street or road that does not conform to the minimum right-of-way requirements of this article shall provide additional width along one or both sides of such street or road so that the minimum right-of-way required by this article is established, but only if the individual lots along said right-of-way have not been constructed upon. Subdivisions abutting only one side of such a street or road shall provide a minimum of one-half measured from the center of the existing right-of-way, of the right-of-way required by this article.
- (14) *Minimum right-of-way and pavement widths.* Minimum right-of-way and pavement widths shall be as follows:

| Street Classification | Minimum Widths (in feet) | | |
|--------------------------|--------------------------|----------------------|-------------------------|
| | Right-of-Way | With Curb and Gutter | Without Curb and Gutter |
| Residential/local street | 50 | 24(1) | |
| | 60 | | 22 |
| Minor collector street | 60 | 26(1) | 24 |
| Major collector street | 80 | 30 | 28 |

| | | | |
|--|-----|----|-----|
| Major/minor arterial | 100 | 48 | (2) |
| Note— | | | |
| (1) Measured between face of the curbs. | | | |
| (2) To be determined by anticipated traffic loading. | | | |

- (15) *Substandard streets.* In the event that a development has access to a substandard street (i.e., a dirt, surface treatment, or gravel road), the following project access improvements shall be required:
- a. If the abutting substandard street providing access to the development is dirt, surface treatment or gravel, the street shall be upgraded by the developer to a paved roadway from the project entrance to the nearest standard paved road along the route of access.
 - b. The abutting substandard city street shall be improved to the minimum pavement widths required by this article.
 - c. The abutting substandard city street right-of-way shall be improved to provide an 11-foot shoulder and the project street frontage shall be graded to meet current AASHTO Roadside Design Guide safety requirements.
- (c) *Blocks.* The city manager or his/her designee shall examine every proposed subdivision as to its compliance with the following provisions:
- (1) *Nonresidential.* Blocks for other than residential use shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and service.
 - (2) *Residential—Length.* In order that there may be convenient access between various parts of a subdivision and between the subdivision and surrounding areas, and in order to help prevent traffic congestion and undue inconvenience, and to serve the efficient use of land or desired features of street patterns; the length of blocks hereafter established shall not exceed 1,800 feet nor be less than 600 feet; provided, however, such length requirements may be granted a variance by the city council when appropriate due to the topography or physical shape of the property being subdivided.
 - (3) *Same—Width.* The width of any residential block shall be sufficient to permit two tiers of lots of minimum depth except where prevented by topographical conditions or size of the property, in which case the city manager or his/her designee may approve a single tier of lots of minimum dimensions.
- (d) *Lots.* All lots which shall hereafter be established in connection with the development of a subdivision, shall comply with the following design standards:
- (1) *Authority of the health department if public sewers not available.* Nothing contained in this article shall be construed as preventing the health department, after a study of the conditions existing in a proposed subdivision, from requiring that all or any portion of the area of such subdivision:
 - a. Shall not be built upon; or
 - b. That the minimum lot sizes set forth in this article are inadequate and must be increased to ensure the protection of the public health.

The developer is encouraged to consult with the health department regarding lot sizes prior to submitting a development plan.
 - (2) *Building lines.* All building lines and setbacks distances shall conform to chapter 44, pertaining to zoning. Building lines and setback distances shall be uniform for each and every lot within a platted subdivision. Front building setback distances shall not vary within a subdivision for the purpose of conforming with minimum required lot width.
 - (3) *Within city limits.* Lots shall not be divided by corporate boundary lines.

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- (4) *Corner lots.* Corner lots shall be sufficiently large to permit the location of buildings so as to conform with the front building setback lines on both streets.
 - (5) *Side lines.* As far as practical, side lot lines shall be at right angles (90 degrees) to straight street lines and radial to curved street lines on which the lot faces. Side lot lines shall be radial to the radius points of all cul-de-sacs.
 - (6) *Minimum dimensions and area.* Minimum lot dimensions and areas shall be in conformity with chapter 44, pertaining to zoning.
 - (7) *Health requirements.* Percolation tests and/or soil data as provided by a registered soil scientist shall be required and shall be approved by the health department, which may require additional lot area depending on soil and slope conditions. The minimum lot size for a septic tank sewer system shall be one-half acre. No septic tank sewer system will be allowed if public sewer can be made available with reasonable cost to the developer. All dwellings shall connect to public sewer if such sewer is within 300 feet of the property being subdivided. The cost of providing public sewer to the property shall be negotiated between the developer and the appropriate utility owner.
 - (8) *Minimum frontage on five-acre or more tracts.* Lots that contain five acres or more must have a minimum frontage width of 60 feet upon a publicly maintained street or road. The topography of this 60 feet frontage width must be suitable for the construction of a public road.
 - (9) *Flood damage prevention.* Each lot must have a suitable home site that is above the 100-year floodplain. The final plat must have a certification from the proper authority that this provision is complied with.
- (e) *Easements.* Easements shall be required pursuant to the table set forth in this subsection for the following purposes:
- (1) *Utility.* When it is found to be necessary and desirable to locate public utility lines in other than street rights-of-way, easements shall be shown on the plat for such purposes. The easements shall not be less than 20 feet in width and, whenever possible, shall be centered on rear and side lot lines.
 - (2) *Watercourse and drainage.*
 - a. Where a proposed subdivision is traversed by a watercourse, drainageway, stream or channel, drainage easements shall be made to accommodate stormwater and drainage through and from the proposed subdivision.
 - b. Drainage easements shall conform substantially with the lines of the watercourse and shall be of sufficient width or construction to be adequate for the purpose and as necessary to accommodate future construction as recommended by the city manager or his/her designee. Drainage easements may be altered within the proposed site, but shall conform to points of discharge to and from the site upon approval of the city manager or his/her designee, the soil erosion and sedimentation plan, and the post-development stormwater management plan.
 - c. Drainage easements shall be opened at the time of development to control surface water runoff.
 - d. Drainage easements off the street right-of-way shall be clearly defined on the plat and deed of the individual property owner and said property owner shall keep the easement free of obstructions and maintain that part of the easement within the property owner's boundary line so that free and maximum flow is maintained at all times.
 - e. Stormwater management facilities and associated easements must be clearly identified on the final plat. Stormwater management facilities must be located on a lot or greenspace completely separate from any residential lot. Stormwater management facilities may be included as a component of a commercial lot.

- (3) *Water and sanitary sewer.* Permanent water and sanitary sewer easements shall be a minimum of 20 feet in width and shall be provided for necessary lines. Sewer easements shall be ten feet on each side of the sewer main.
- (4) *Overlapping.* Easements for water and sanitary sewer easements and drainage purposes shall not overlap unless approved by the city manager.
- (5) *Clearing and cover.* All easements shall be cleared of debris, excess dirt and other materials. The ground shall be smoothed down and grassed within ten days of completing construction work. The use of sediment control measures may be required to protect the area until a vegetative cover is obtained.
- (6) *Identified.* All easements shall be noted on the development plan, preliminary and final plats.

| Easement Table | | |
|----------------------|-------------------------|--|
| Type | Minimum Width (in feet) | Purpose |
| Utility | 20 | To allow for the location of public utilities out of public right-of-way |
| Drainage—Piped | 20 | Surface water runoff |
| Drainage—Open ditch | 20 | Surface water runoff |
| Water/sanitary sewer | 20 | Elimination of septic tanks and wells |

(f) *Innovative land developments.*

- (1) *General.* Recognizing that beneficial change often comes from experimental design and developers' response to consumer demand, the mayor and city council will consider innovative subdivision proposals which may deviate from approved subdivision regulations and standard design specifications as adopted by the city. The purpose and intent are to provide developers the flexibility of meeting consumer demand through innovative land developments and to ensure that the city remain competitive with other development markets.
- (2) *Requirements.*
 - a. *Preapplication review.* Prior to the submittal of a development plan for an innovative subdivision, the developer shall meet with the city manager for a review of the location, scope and nature of the proposed development the developer shall submit sketch plans showing how the property is to be developed.
 - b. *Review of plats.* The procedures of plat review shall be the same as outlined in this article for any development plan.
 - c. *Water and sewer.* All innovative land development proposals shall have public water and sanitary sewers available.

(Ord. No. OA-2023-06, § I, 10-9-2023)

Sec. 34-25. Required improvements.

- (a) *Subdivider's responsibility.* A well-designed subdivision means little to a prospective lot buyer until he can see actual physical transformation of raw land into lots with all necessary improvements provided. Likewise, a well-designed subdivision is not an asset to the community until the necessary improvements have been installed. In order that prospective lot purchasers may get usable products and new subdivisions may be an asset rather than a liability to the community, the subdivider shall install and/or pay for the improvements required by this article necessary to serve his subdivision.

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- (b) *Monuments.* Concrete monuments with aluminum or brass marking shall be placed at all corners of the exterior boundaries of the subdivision being developed and shall be set flush or up to six inches above finished grade. Existing permanent monuments which, in the professional opinion of a registered land surveyor or the city manager, are of sufficiently durable construction, may be maintained in lieu of a new concrete monument as described in this subsection. All other street or lot corners or at angle points and points of curve in each street shall be marked with an iron pipe or surveyor's marker at least 24 inches long and driven no less than one inch nor more than six inches above the finished grade. All such monuments shall be properly set in the ground and approved by a registered land surveyor prior to the time of final plat approval.
- (c) *Water supply.* All developments shall connect to a public water supply. The subdivider shall install water mains and fire hydrants according to plans and specifications approved by the city manager or his/her designee and/or other local, state, or federal regulations, specifications, or agencies. Fire protection systems shall be installed to current state insurance services office specifications and requirements. Fire hydrants shall be located at maximum spacing of 500 feet between hydrants. When the water main is located in the street right-of-way and it will be necessary to cut into the street surface to serve the abutting lot, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the street. Water mains within the development shall be extended to locations where the city manager or his/her designee determines it is necessary to provide future connection to adjoining properties.
- (d) *Sanitary sewerage.* All developments shall connect to a public sanitary sewer. The subdivider shall install public sanitary sewers to plans and specifications approved by the city manager or his/her designee and/or other local, state or federal agencies. When the sewer is located in a street right-of-way and it will be necessary to cut into the street to serve the abutting lots, a connection shall be stubbed out to the property line (terminating with a cleanout that will be set at finish grade upon landscaping) to serve each lot prior to surfacing the street. Sewer mains shall be extended to the upstream property lines along each drainage course through the development or other locations where the city manager or his/her designee determines it is necessary to provide sewer service to adjoining properties.
- (e) *Private sewer disposal systems.* Private community sewage disposal systems such as an oxidation pond, land application system, or other type facility are not permitted within the jurisdictional boundaries of the city. All developments shall connect to a public sewerage system.
- (f) *Sidewalks, curb and gutter.* Sidewalks with a minimum width of five feet shall be installed on both sides of the street along all subdivision streets to provide a safe and convenient means for pedestrian movement. Developers shall also be required to construct sidewalks along existing public streets adjacent to the development property. Curbs and gutters shall be installed on all subdivision streets within the city.
- (g) *Street grading and surfacing.* Streets shall be graded and surfaced according to plans and specifications approved by the city.
- (h) *Storm drainage and utilities.* An adequate drainage system, including necessary open ditches, pipes, culverts, storm sewers, intersectional drains, drop inlets, bridges and other necessary appurtenances shall be installed by the subdivider and shall conform to the standard design drawings and specifications as contained in this article. The storm drainage system shall be designed in conformance with all applicable city ordinances and the Georgia Stormwater Management Manual. The maintenance of all stormwater management facilities on private property shall remain the responsibility of the property owner or homeowner association and not the responsibility of the City of Dallas.
- (i) *Street name signs.* Street name signs shall be installed at all intersections within a subdivision. The location and design of such signs shall be approved by the city manager or his/her designee.
- (j) *Utility strips.* The street right-of-way shall be graded at least six feet measured from the back of the curb or edge of pavement, on both sides of the street, to provide space for installation of utilities, to prevent the

encroachment of driveways into the street surface, to provide walkways off the paved vehicular surface, and to provide space for the future installation of sidewalks.

- (k) *Street trees.* The planting of street trees is generally not required, but may be required by other city ordinances. If the subdivider chooses to plant trees along the street to enhance the appearance of a subdivision, such trees shall not be planted on any street right-of-way to ensure that there will be no future conflict with utility lines either above or below the ground surface. Certain trees, however, are permitted on right-of-way subject to approval by the city manager if such species demonstrate growth characteristics which will not interfere with utilities and are in compliance with the city tree preservation ordinance.
- (l) *Street addresses.* Numerals or letters indicating the official street address of each principal residence or business (as shown on the final plat), shall be installed by the subdividers of any subdivision either on a mailbox, mailbox post or other prominent place on the property so as to be visible to any emergency response unit trying to locate said residence or business. The numerals/letters shall be made of a durable reflective material, shall contrast in color with the background, and be at least three inches high for residences and four inches high for businesses.
- (m) *Streetlights.* Prior to the sale of the first residence/business within any phase of the subdivision, there shall be streetlights installed by the subdividers of any subdivision or by the electric utility company for that area, and the installation costs as well as the monthly charges shall be borne by the subdivider until 50 percent of the total residences/business within that phase have been sold. At that time, the subdivider shall so notify the city manager who will in turn notify the respective electric utility company and transfer responsibility for payment to the city for that particular phase.
- (n) *Two-year warranty and final inspection.* Developers of nonprivate subdivisions within the city shall provide the city with a two-year warranty on the infrastructure (streets, curb and gutter, water, sanitary sewer, storm sewers, signage, etc.) that is required to be installed by this article. The developers shall be required to compensate the city for the cost of performing a final acceptance and public dedication inspection of the infrastructure improvements set forth in this article. The compensation shall be based on a fee of \$50.00 per lot with a minimum fee of \$2,500.00 and must be paid prior to the final acceptance and dedication inspection. The city shall have the right to use its own employees or to hire a certified engineering firm to perform the final acceptance and dedication inspection.

(Ord. No. OA-2023-06, § I, 10-9-2023)

Sec. 34-25. Required improvements.

- (a) *Subdivider's responsibility.* A well-designed subdivision means little to a prospective lot buyer until he can see actual physical transformation of raw land into lots with all necessary improvements provided. Likewise, a well-designed subdivision is not an asset to the community until the necessary improvements have been installed. In order that prospective lot purchasers may get usable products and new subdivisions may be an asset rather than a liability to the community, the subdivider shall install and/or pay for the improvements required by this article necessary to serve his subdivision.
- (b) *Monuments.* Concrete monuments with aluminum or brass marking shall be placed at all corners of the exterior boundaries of the subdivision being developed and shall be set flush or up to six inches above finished grade. Existing permanent monuments which, in the professional opinion of a registered land surveyor or the city manager, are of sufficiently durable construction, may be maintained in lieu of a new concrete monument as described in this subsection. All other street or lot corners or at angle points and points of curve in each street shall be marked with an iron pipe or surveyor's marker at least 24 inches long and driven no less than one inch nor more than six inches above the finished grade. All such monuments shall be properly set in the ground and approved by a registered land surveyor prior to the time of final plat approval.
- (c) *Water supply.* All developments shall connect to a public water supply. The subdivider shall install water mains and fire hydrants according to plans and specifications approved by the city manager or his/her designee and/or other local, state, or federal regulations, specifications, or agencies. Fire protection systems shall be installed to current state insurance services office specifications and requirements. Fire hydrants shall be located at maximum spacing of 500 feet between hydrants. When the water main is located in the street right-of-way and it will be necessary to cut into the street surface to serve the abutting lot, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the street. Water mains within the development shall be extended to locations where the city manager or his/her designee determines it is necessary to provide future connection to adjoining properties.
- (d) *Sanitary sewerage.* All developments shall connect to a public sanitary sewer. The subdivider shall install public sanitary sewers to plans and specifications approved by the city manager or his/her designee and/or other local, state or federal agencies. When the sewer is located in a street right-of-way and it will be necessary to cut into the street to serve the abutting lots, a connection shall be stubbed out to the property line (terminating with a cleanout that will be set at finish grade upon landscaping) to serve each lot prior to surfacing the street. Sewer mains shall be extended to the upstream property lines along each drainage course through the development or other locations where the city manager or his/her designee determines it is necessary to provide sewer service to adjoining properties.
- (e) *Private sewer disposal systems.* Private community sewage disposal systems such as an oxidation pond, land application system, or other type facility are not permitted within the jurisdictional boundaries of the city. All developments shall connect to a public sewerage system.
- (f) *Sidewalks, curb and gutter.* Sidewalks with a minimum width of five feet shall be installed on both sides of the street along all subdivision streets to provide a safe and convenient means for pedestrian movement. Developers shall also be required to construct sidewalks along existing public streets adjacent to the development property. Curbs and gutters shall be installed on all subdivision streets within the city.
- (g) *Street grading and surfacing.* Streets shall be graded and surfaced according to plans and specifications approved by the city.
- (h) *Storm drainage and utilities.* An adequate drainage system, including necessary open ditches, pipes, culverts, storm sewers, intersectional drains, drop inlets, bridges and other necessary appurtenances shall be installed by the subdivider and shall conform to the standard design drawings and specifications as contained in this

article. The storm drainage system shall be designed in conformance with all applicable city ordinances and the Georgia Stormwater Management Manual. The maintenance of all stormwater management facilities on private property shall remain the responsibility of the property owner or homeowner association and not the responsibility of the City of Dallas.

- (i) *Street name signs.* Street name signs shall be installed at all intersections within a subdivision. The location and design of such signs shall be approved by the city manager or his/her designee.
- (j) *Utility strips.* The street right-of-way shall be graded at least six feet measured from the back of the curb or edge of pavement, on both sides of the street, to provide space for installation of utilities, to prevent the encroachment of driveways into the street surface, to provide walkways off the paved vehicular surface, and to provide space for the future installation of sidewalks.
- (k) *Street trees.* The planting of street trees is generally not required, but may be required by other city ordinances. If the subdivider chooses to plant trees along the street to enhance the appearance of a subdivision, such trees shall not be planted on any street right-of-way to ensure that there will be no future conflict with utility lines either above or below the ground surface. Certain trees, however, are permitted on right-of-way subject to approval by the city manager if such species demonstrate growth characteristics which will not interfere with utilities and are in compliance with the city tree preservation ordinance.
- (l) *Street addresses.* Numerals or letters indicating the official street address of each principal residence or business (as shown on the final plat), shall be installed by the subdividers of any subdivision either on a mailbox, mailbox post or other prominent place on the property so as to be visible to any emergency response unit trying to locate said residence or business. The numerals/letters shall be made of a durable reflective material, shall contrast in color with the background, and be at least three inches high for residences and four inches high for businesses.
- (m) *Streetlights.* Prior to the sale of the first residence/business within any phase of the subdivision, there shall be streetlights installed by the subdividers of any subdivision or by the electric utility company for that area, and the installation costs as well as the monthly charges shall be borne by the subdivider until 50 percent of the total residences/business within that phase have been sold. At that time, the subdivider shall so notify the city manager who will in turn notify the respective electric utility company and transfer responsibility for payment to the city for that particular phase.
- (n) *Two-year warranty and final inspection.* Developers of nonprivate subdivisions within the city shall provide the city with a two-year warranty on the infrastructure (streets, curb and gutter, water, sanitary sewer, storm sewers, signage, etc.) that is required to be installed by this article. The developers shall be required to compensate the city for the cost of performing a final acceptance and public dedication inspection of the infrastructure improvements set forth in this article. The compensation shall be based on a fee of \$50.00 per lot with a minimum fee of \$2,500.00 and must be paid prior to the final acceptance and dedication inspection. The city shall have the right to use its own employees or to hire a certified engineering firm to perform the final acceptance and dedication inspection.

(Ord. No. OA-2023-06, § I, 10-9-2023)