

ATTACHMENT G

CHAPTER VII – DEVELOPMENT STANDARDS

City of Dallas, Georgia

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) barbecue 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.