
5.6 R-3 Multifamily residential districts.

5.6.1 Intent. The intent of the Multifamily Residential District is to accommodate a variety of higher-density residential housing types, including apartments, townhomes, and condominiums, in a manner that supports compact development, housing diversity, and efficient use of infrastructure. This district is intended to provide quality housing opportunities for a range of household sizes, ages, and income levels, and to support walkable, connected neighborhoods. Multifamily districts are strategically located near major roadways, employment centers, transit routes, and community amenities, helping to implement broader goals of smart growth, sustainability, and inclusive community development.

Refer to Article V, Table of Permitted Uses TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

~~5.6.1 Permitted uses.~~

~~5.6.1.1 All permitted uses in the R-1 single-family residential district and R-2 two-family residential district.~~

~~5.6.1.2 Multiple-family dwellings, rooming houses, fraternities, sororities, and dormitories.~~

~~5.6.1.3 Government-owned utilities, except publicly-owned treatment plants permitted by the State of Georgia and water storage facilities in excess of 1,000,000-gallon capacity, provided that wells, pump stations, meter stations, and water storage facilities must be enclosed by a painted or chain-link fence or wall at least six feet in height above finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.~~

~~5.6.1.4 Customary accessory buildings incidental to the above permitted uses.~~

~~5.6.2 Conditional uses.~~ The following uses may be permitted in accordance with the provisions of section 7.1.6 in the multifamily residential (R-3) district on a conditional basis upon approval of the county commission after review by the planning board.

~~5.6.2.1 Clubs and private recreational facilities.~~

~~5.6.2.2 Nursing homes.~~

~~5.6.2.3 Day care facilities.~~

~~5.6.3 Lot and building requirements.~~

Density (applicable to single family and multifamily)	Maximum 9 per acre
Minimum lot width at building line	150 feet
Minimum setback from public street	35 feet
Minimum front yard	10 feet
Minimum rear yard	15 feet
Minimum side yard (interior)	15 feet
Minimum side yard (street)	35 feet
Maximum building height	35 feet
Maximum percent of [lot coverage]	40 percent

Density (applicable to single family and multifamily)	Maximum 9 per acre
Minimum lot width at building line	150 feet
Minimum setback from public street	35 feet
Minimum front yard setback	10 feet
Minimum rear yard setback	15 feet
Minimum side yard (interior)	15 feet
Minimum side yard (street)	35 feet
Maximum building height	35 feet

~~5.6.4~~ **5.6.2 Amenity requirements.**~~5.6.4.1~~ All multi-family residential projects must provide 150 square feet of on-site common outdoor open space per multi-family dwelling unit or 15 percent of net usable area as common outdoor open space, whichever is greater. Open space calculations must be on the subdivision plat. Common outdoor open space shall be intentionally designed as such and landscaped courtyards, shared decks, gardens with pathways, children's play areas, pools, water features, multipurpose recreational or green spaces to which all residents have access, as defined by article II, definitions. The following requirements apply to common outdoor open space:

- a. The required setback areas may count toward the open space requirement if it is integrated into a common open space amenity.
- b. Common outdoor open space shall feature paths or walkable areas, landscaping, seating, lighting and other amenities to make the area more functional and enjoyable for a range of users, taking into consideration potential noise issues due to the configuration of the site.
- c. Common outdoor open space shall generally be designed so it is oriented at the front of dwelling units and/or community building(s).
- d. 10 percent of common open space shall be greenspace. The implementation of a conservation easement is encouraged.

5.6.4.2 A maintenance association, homeowners association, condominium association or some other entity acceptable to the county administration must be created to maintain all amenities and common areas in good condition.

~~(Amend. of 4-4-00(21); Amend. of 4-16-02; Amend. of 10-21-04, § 4; Ord. of 03-01-22(1); Ord. of 11-15-22(1))~~
