

5.13 - R-5 Single-family Traditional Neighborhood Design residential district

5.13.1 Where applicable.

This zoning district will only be allowed if municipal or county water and sewer service is adjacent to the parcel and capacity is available or a state permitted, privately owned community water and sewer system is constructed or available, and can provide assurance of capacity. Development must be located in close proximity to a school, public park or facility, retail/commercial development, and/or urban service area.

5.13.2 Required utilities.

All properties in the R-5 zoning district shall be connected to water and sewer systems. No individual septic systems shall be permitted.

5.13.3 Maximum density.

Minimum .15-acre lot, with no more than five (5) dwelling units per net usable acre.

5.13.4 Permitted uses.

5.13.4.1 Site-built and Class A single-family detached dwellings.

5.13.4.2 Home occupations and residential business, as provided in Article III, sections 3.15 and 3.15A.

5.13.4.3 Customary accessory buildings incidental to the above permitted uses.

5.13.4.4 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 the finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.

5.13.4.5 Parks, recreational areas, playgrounds, public or private swimming pools.

5.13.4.6 Planned single-family home communities with the following requirements:

- a) A homeowners' association must be established, or management company identified. Said association or company shall operate pursuant to subdivision covenants, which are submitted to county with the final plat. It is the intent that said association or company will provide oversight of the development standards and maintenance of common areas and amenities.
 1. Covenants must include a provision that no more than 20% of homes in the community may be rented until at least twelve (12) months has elapsed since issuance of the certificate of occupancy.
- b) The management company overseeing rentals shall pay an occupation tax and register with the County annually, pursuant to Article II – Business and Occupation Tax, for a license to operate a planned single-family home community.
- c) Walls in excess of twenty feet in length facing a street shall be broken up with entry elements, windows or wall offsets at least two feet deep.

- d) A minimum of two decorative elements shall be added to the front façade including but not limited to decorative shutters, decorative lighting, trellises, cornices, or similar architectural elements.
- e) Lot coverage required in this section (45%) shall be applied per lot on which each individual single-family residence sits

5.13.5 Reserved.

5.13.6 Lot and building requirements.

Lot size:	
Area	6,600 sq. ft. (0.15 acres)
Width	Minimum 50 feet
Principle buildings:	
Maximum height	35 feet
Minimum front setback	15 feet
Stairs (but not porches) may encroach up to five feet into front yard setback	
Minimum side setback (interior)	7.5 feet (or 3 feet provided minimum building separation of 15 feet is maintained)
Minimum side setback (street)	15 feet
Minimum rear setback	25 feet
Maximum lot coverage	45%

****All building setbacks shall be show on final subdivision plat****

5.13.7 Open space requirements.

All developments in the R-5 zoning district must provide 15% of net usable area as common outdoor open space. Open space calculations must be shown on the Sketch Plan and subdivision plat. Common outdoor open space shall mean areas accessible to all residents of the development. Common outdoor open space can include passive or active recreation areas, pathways, swimming pools, and open areas for congregating, per Article II, Definitions.

- a) 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.
- b) 10% of net usable area allocated as common open space shall be greenspace. The implementation of a conservation easement is strongly encouraged.
- c) A homeowners association or some other entity acceptable to the county must be created to maintain the amenities and open space in good condition.

5.13.8 Subdivision Design Requirements.

5.13.8.1 Roads and Rights-of-Way

- a) Roads in R-5 developments shall have a minimum of sixty (60) foot right-of-way, with a minimum paved area as follows:
 - 1. Twenty-two (22) foot road pavement width is only permitted if homes have rear alley access. Signage is required indicating that on-street parking is prohibited.
 - 2. Twenty-eight (28) foot road pavement width, with parking on one side, is permitted if parking side is clearly delineated. Signage indicating parking side is required.
 - 3. Thirty-six (36) foot road pavement width, with parking permitted on both sides.
- b) R-5 developments shall have curb and gutter throughout.
- c) Streets in the R-5 developments shall have four (4) foot wide sidewalks on any side of any street that contains houses. A tree no less than two inches dbh must be planted at a rate of one for every two houses in the two (2) foot section of grass between the sidewalk and the curb.
- d) If lots are platted parallel to arterial, collector, or local (if outside of existing platted subdivision) road right-of-way, the following is required:
 - 1. Provide minimum twenty (20) foot landscaped strip and a residential street, with residential lot facing arterial, collector, or local road right-of-way.
 - 2. Provide minimum thirty (30) foot vegetative buffer and residential lot may have rear yard facing arterial, collector, or local road right-of-way.

5.13.8.2 Parking requirements.

Two off street parking spaces shall be provided for each single-family dwelling. These spaces can be in a garage, carport, or driveway accessed from the front or rear of the parcel. One additional space per five (5) units must be provided for overflow off-street parking.

5.13.9 Development Standards.

The follow design elements shall be included:

- a) Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone or other similar natural stone,

manufactured stone including imitation field stone, marble terrazzo, and other similar manufactured finish stone; wood, traditional three coat stucco, or other materials of like appearance.

- b) Buildings shall utilize design features from the following list, totaling at least four (4) points, to provide visual relief along the front of the dwelling unit. Unless otherwise specified, features are worth one (1) point:
1. Dormers (functional or false)
 2. Gables
 3. Recessed entries
 4. Covered front porches, at least six (6) feet in depth (2 points)
 5. Pillars or posts
 6. Two or more brick masonry pattern bond treatments
 7. Side or rear loaded garage or carport (3 points)
 8. Bay windows (minimum 24-inch projection)
 9. Multi-season porch or sunroom on rear of house (3 points)
- c) The garage shall not occupy more than 40% of the total building façade.
- d) At least 20% of the wall space of the front façade shall be windows and doors. Windows shall be provided with trim.
- e) The minimum roof overhang shall be twelve (12) inches, exclusive of porches and patios.
- f) The minimum landscaping shall be as follows
1. (2) Large Trees (one in the front yard, one in the rear yard)
Mature size = 40'-60'
Planted size = 2" cal.
 2. (2) Small Trees (one in the front yard, one in the rear yard)
Mature size = 15'-40'
Planted size = 2" cal.
 3. (4) Large Shrubs (near foundation; 25% in rear yard)

Mature size = 5'-8'

Planted size = 30"

4. (8) Small Shrubs (near foundation; 25% in rear yard)

Mature size = 2'-4'

Planted size = 20"

5.13.10 R-5 Rezoning Application Requirements.

Applicant shall submit the following documentation in addition to the Rezoning Application:

- a) A completed *Development Standards Submittal Form and Checklist*.
- b) A subdivision concept plan showing the lots and road configuration.
- c) A timeline delineating when the development will begin and estimated time of completion.
- d) Exhibits and descriptions of materials that clearly demonstrate the intent of the developer to meet the requirements of Sec. 5.8.10 *Development Standards*.