

Errata #1 Proposed changes to Single Family Residential dwellings in A, A1, A2, R1, R2, and R3 zoning categories.

Specific Regulations for Residential Units: Units shall have the following additional requirements:

- a. A minimum width in excess of twenty-four (24) feet.
- b. A minimum roof pitch of ~~56~~:12, which means having a pitch equal to at least ~~five-six (65)~~ inches of vertical height for every twelve (12) inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
- c. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials approved by the Director.
- d. Exterior materials shall consist of wood, brick, stone or other masonry type product, fiber cement siding and other similar material is permitted. Vinyl and aluminum siding is prohibited. brick, masonry, or stone, or siding consisting of wood, hardboard, aluminum or vinyl, covered or painted, but in no case exceeding the reflectivity of gloss white paint.
- e. All primary roof overhang for exterior walls shall be no less than 12 inches for brick sided and 12 inches shall apply to gable ends as well as exterior walls supporting rafters.
- f. All primary front entrances shall be scaled to the relative proportions of the building design, adjoining streetscape, and maintain the overall architectural style of the residence. All primary front and rear entrances shall be recessed a minimum of 5 feet, and shall be covered by a roof extension, trellis extension, or shed roof extension no less than 6 feet by 6 feet in dimension.(This shall not apply to covered front porches)
- g. All exterior wall sections wider than 25 feet shall include an interruption in the plane of the façade by recess, protrusion, or fenestration. (garage side of house is excluded)
- h. No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.

- ei. The dwelling shall be placed on a permanent foundation, either slab or pier, which meets the requirements of the IRC Building Code.
  - fj. Utility meters shall be mounted to the structure rather than on a utility pole, and all axles, tongues, and transporting and towing apparatus of manufactured homes shall be removed before occupancy.
  - gk. All residential structures shall have a minimum 4-6 ft. by 4-8 ft. front porch, patio or deck and a minimum 6 ft. by 8 ft. rear porch. The structure shall include steps, which lead to ground level, and both landing, and steps shall meet the requirements of the IRC Building Code.
  - hl. A manufactured home shall be installed in accordance with the above regulations and Rules and Regulations of the Office of Commissioner of Insurance Safety Fire Division Chapter 120-7-3 Rules and Regulations for Manufactured Homes and the rules promulgated thereunder.
  - im. The dwelling shall include an attached or detached, enclosed two-car garage having a minimum 5-6:12 roof pitch.
  - j.n. Driveways not located in a platted subdivision shall be paved within the right of way in accordance with the Standard Design and Construction Details.
  - o. **Every single family dwelling lot within a platted residential subdivision shall plant and/or maintain (2) 2-inch caliper trees.**
8. In all platted subdivisions, the front yards shall be sodded and driveways shall be paved. (Excluded are lots within a private drive subdivision.) In situations where there is an established stand of perennial grass with at least 80% coverage, sod may be waived on a case-by-case basis.
9. Street Trees shall be prohibited within any rights-of-way to be dedicated to Walton County.

### PC ACTION 6/3/2021:

Errata #1 – Proposed changes to Single Family Residential dwellings in A, A1, A2, R1, R2, and R3 zoning categories.

Charna Parker explained the changes to all single family dwellings. The minimum roof pitch would change from 5:12 to 6:12; the exterior materials on all houses would be amended to prohibit vinyl and aluminum siding; a roof overhang of 12 inches will be required along all exterior walls and gable ends; all primary front entrances shall be scaled to the relative proportions of the building design to

maintain an overall architectural style and all primary front and rear entrances shall be recessed a minimum of 5 feet and covered unless there is a covered porch; all exterior walls wider than 25 feet shall include some type of interruption; all porches shall be 6x8 front and rear unless recessed; required garage will have a 6:12 roof pitch; driveways not in a platted subdivision shall be paved; and every single family home shall plant and/or maintain (2) 2-inch caliper trees.

Recommendation: Josh Ferguson made a motion to recommend approval as submitted with a second by John Pringle. The motion carried unanimously.