

**Errata #3 Add to Article 6-Rural Public Road Minor Subdivision which allows lot splits off existing county road with certain requirements.**

**Rural Public Road Minor Subdivision**

A. Purpose and Intent

The purpose of the Rural Public Road Minor Subdivision development is to authorize, subject to certain standards development of lots which have total access from an existing county maintained road. This development is only available in the A1 Rural Estate, A2 Rural Estate and R1 Residential Zoning Districts.

B. Principal Uses and Structures

Single-family detached residential dwellings permitted under the underlying zoning district.

C. Accessory Uses and Structures

Accessory uses permitted under the underlying zoning district in accordance with Article 5, Part 2 of this Ordinance.

D. Conditional Uses

Conditional uses as permitted under the underlying zoning district in accordance with Article 5, Part 1 of this Ordinance. Conditional uses shall be subject to the additional use standards established in Article 6 of this Ordinance.

E. Property Development Standards

Property development standards shall be as permitted under the underlying zoning district with the following exceptions:

1. Minimum Lot Area: **2 acres**
2. Minimum Lot Width at Building Line: The minimum lot width at the minimum required building line shall be:
  - a. Two hundred (200) feet where both private well and individual septic tank are used. One hundred fifty **(150) feet** where public or community water and individual septic tank are used
3. Minimum Yard Requirements:

- a. Front: Seventy-Five (75) feet
  - b. Side: Fifteen (15) feet.
  - c. Rear: Forty (40) feet.
4. Minimum House Size: The minimum floor area of the primary dwelling shall be two thousand (2,000) square foot ranch; twenty-four hundred (2,400) square foot 2-story.
  5. Maximum Height: The maximum height of buildings shall be thirty-five (35) feet.
  6. 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 6:12, which means having a pitch equal to at least six (6) 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.
- e. All primary roof overhangs for exterior walls shall be no less than 12 inches for brick sided and 12 inches for all other and 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.
- h. No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.



- i. The dwelling shall be placed on a permanent foundation, either slab or pier, which meets the requirements of the IRC Building Code.
  - j. 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.
  - k. All residential structures shall have a minimum 6 ft. by 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.
  - l. 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.
  - m. The dwelling shall include an attached or detached, enclosed two-car garage having a minimum 6:12 roof pitch.
  - n. Driveways aprons shall be paved within the right of way in accordance with the Standard Design and Construction Details. (Development along substandard roads are exempt from paved apron requirements.)
  - o. Right-of-way dedication will be required for developments located off prescriptive easements.
  - p. Every single family dwelling lot within a platted residential subdivision shall plant and/or maintain (2) 2-inch caliper trees.
7. All lots shall be sodded 25 feet around the perimeter of the residence. The right-of-way must be sodded where disturbed by grading, utility or driveway construction. 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.
8. Street Trees shall be prohibited within any rights-of-way to be dedicated to Walton County.

### PC ACTION 6/3/2021:

Errata #3 – Add to Article 6-Rural Public Road Minor Subdivision which allows lot splits off existing county road with certain requirements  
This amendment is intended to stop the development of 3 lots at a time allowing a developer to submit their entire project of lot splits off the county road. This will also be a minor development. The lot size will be 2 acre minimum, the front setback

will be 75' rather than the normal 50' or 40' in an OSC; the minimum house size will be 2,000 ranch and 2,400 for 2-story.

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