

## Errata #2 Amend Article 6 Rural Subdivision

### Rural “open ditch” Minor Subdivision

#### A. Purpose and Intent

The purpose of the Rural “open ditch” minor Subdivision development is to authorize development ~~of residential subdivisions~~ subject to certain standards. 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

##### 1. Minimum Lot Area:

- a. The minimum lot area shall be 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: Fifty (50) 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 **65**:12, which means having a pitch equal to at least **six five (56)** 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. Exterior materials shall consist of brick, stone or other masonry type product. Cement based siding such as 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 **16-12** 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 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.
  - 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 56:12 roof pitch.
  - n. Driveways aprons 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.
- ~~7. 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.~~
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.
  - 9. Roads shall be paved as per "standard for local streets" as outlined in Article 9 of this Ordinance (with open ditch).
  - 10. Private Drive Gated "open ditch" road is allowed. No lot shall have direct access to a public street.
1011. Utilities: Underground utilities are allowed

**PC ACTION 6/3/2021:**

**Errata #2 – Amend Article 6 Rural Subdivision – Rural “open ditch” Minor Subdivision**

**This amendment to the “rural residential” subdivision that is already in our ordinance; This makes the subdivision a “minor” subdivision which exempts the development from some of the residential subdivision requirements such as sodded fronts- only 25 feet around the residence has to be sodded as well as an area disturbed within the right-of-way. The requirement for the (2) 2-inch caliper trees will be required for each lot; driveway aprons only have to be paved and this can be developed as a “gated” private road development; the minimum house size will be 2,000 ranch and 2,400 for 2-story.**

**Recommendation: Wesley Sisk made a motion to recommend approval as submitted with a second by Pete Myers. The motion carried unanimously.**