

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **SINGLE-FAMILY RESIDENTIAL ZONE BUILDING SETBACK STANDARDS**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia, hereby ordains as follows:

SECTION 1. Section 9-7-3 of the code of Athens-Clarke County, Georgia, entitled “*General Regulations*,” is hereby amended by deleting the table contained therein in its entirety and inserting the following new table in lieu thereof:

“Sec. 9-7-3. - General regulations.

General regulations of the RS zone are contained in the table below:

Table 9-7-3	RS-40	RS-25	RS-15	RS-8	RS-5
<i>Subdivision of less than 2 acres and/or fewer than five lots:</i>					
Minimum lot area (square feet)	40,000	25,000	15,000	8,000	5,000
Minimum lot width and continuous linear street frontage (feet) ²	150	85	75	60 For single-family attached units, the lot width shall not be less than 50% of the minimum lot width for the district	50 For single-family attached units, the lot width shall not be less than 50% of the minimum lot width for the district
Minimum lot depth (feet)	260	100	100	80	80
Minimum front yard (feet) ^{1, 2, 5,}	50 feet	20 feet, or one foot for each	20 feet, or one foot for each	15 feet, or one foot for each	15 feet, or one foot for each

6		foot of overall structure height, whichever is greater. Any vertical plane facing a front lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	foot of overall structure height, whichever is greater. Any vertical plane facing a front lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	foot of overall structure height, whichever is greater. Any vertical plane facing a front lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	foot of overall structure height, whichever is greater. Any vertical plane facing a front lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.
Minimum side yard (feet) ⁶	18 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	10 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	8 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	6 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	6 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.
(Minimum side yard, adjacent to street (feet) ^{5, 6}	15 feet. Any vertical plane facing a side lot line that exceeds 20	10 feet. Any vertical plane facing a side lot line that exceeds 20 feet	10 feet. Any vertical plane facing a side lot line that exceeds 20 feet	10 feet. Any vertical plane facing a side lot line that exceeds 20 feet	10 feet. Any vertical plane facing a side lot line that exceeds 20 feet

	feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.
Minimum side yard building separation between primary residential structures	30 feet	20 feet	12 feet	12 feet	12 feet
Minimum rear yard	25 feet. Any vertical plane facing a rear lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	20 feet. Any vertical plane facing a rear lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	20 feet. Any vertical plane facing a rear lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	10 feet. Any vertical plane facing a rear lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	10 feet. Any vertical plane facing a rear lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.
<i>The following limits apply to subdivision of 2 acres or more and five lots or</i>		Lots subdivided and receiving final plat approval after December 20, 2000 shall be subject to the following development regulations.			

<i>more in lieu of minimum lot size requirements:</i>					
Minimum lot width and continuous linear street frontage (feet) ^{1, 2, 6}	80	60	40	40 For single-family attached units, the lot width shall not be less than 50% of the minimum lot width for the district	40 For single-family attached units, the lot width shall not be less than 50% of the minimum lot width for the district
Maximum residential density, subdivision of more than 2 acres	0.92 dwelling units per acre	1.4 dwelling units per acre	2.0 dwelling units per acre	3.8 dwelling units per acre	6.0 dwelling units per acre
Minimum side yard (feet) ⁵	18 feet	10 feet	8 feet	6 feet	6 feet
Minimum side yard, adjacent to street (feet) ^{5, 6}	15 feet	10 feet	10 feet	10 feet	10 feet
Minimum front yard (feet) ^{1, 2, 5, 6}	50 feet	20 feet	20 feet	15 feet	15 feet
Minimum rear yard	25 feet	20 feet	20 feet	15 feet	15 feet
<i>The following limits apply to</i>					

<i>all lots:</i>					
Maximum lot coverage	25%	25%	40%	45%	50%
<i>The following limits apply to all buildings:</i>					
Maximum overall building height ^{3,6}	35 feet	30 feet	30 feet	30 feet	30 feet

¹ Unless otherwise specified in section 9-15-9.

² The lot width shall be measured beginning at the front lot line and maintained for the entire depth of the front yard, except for lots entirely adjoining turnaround areas of cul-de-sacs, where the lot width shall be measured at the minimum required front setback line. Preliminary plats for residential subdivisions with ten or more lots may have a maximum of ten percent of such lots exempted from the minimum lot width and continuous linear street frontage requirements through the utilization of private drives and/or narrow lot widths and street frontages.

³ Unless otherwise specified in section 9-15-22.

⁴ Except for lots entirely fronting turnaround areas of cul-de-sacs, the lot width shall be measured beginning at the front lot line and maintained for the entire minimum lot depth. For lots entirely fronting turnaround areas of cul-de-sacs, the lot width shall be measured beginning at the minimum required front setback line and maintained for the remaining portion of the minimum lot depth.

⁵ In all cases, building setbacks shall allow adequate depth and/or width for required parking to be entirely within the private property per 9-30-8(E).

⁶ In all cases, when measuring overall structure height and architectural elevation structure height, retaining wall height shall be incorporated as provided for in Section 9-7-7(B).”

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.