

**ORDINANCE #015-20; ADOPTED MARCH 3, 2020**

**AN ORDINANCE OF THE COMMISSIONERS OF COWETA COUNTY, GEORGIA TO AMEND APPENDIX A. ZONING AND DEVELOPMENT OF THE COWETA COUNTY CODE OF ORDINANCES, AND FOR OTHER PURPOSES**

**NOW THEREFORE BE IT ORDAINED** by the Board of Commissioners of Coweta County, Georgia and it is hereby ordained by the authority of the same that Appendix A. Zoning and Development be amended as follows:

**DELETE** the following from Article 2. *Provision of Official Zoning Map and Establishment of Districts., Section 24. Districts listed:*

~~“RI A Single Family Residential Infill District (Low Density)”~~

**ADD** Article 2.2. *–PROVISION OF OFFICIAL COWETA COUNTY LAND DEVELOPMENT GUIDANCE SYSTEM MAP* to read as follows:

“Article 2.2. -PROVISION OF OFFICIAL COWETA COUNTY LAND DEVELOPMENT GUIDANCE SYSTEM MAP

Sec. 20.2. – Official land development guidance system map.

Coweta County is hereby divided into points areas as shown on the official Coweta County Land Development Guidance System Map. Said map is hereby adopted by reference and declared to be a part of this ordinance.

The purpose of the map is to regulate the locations of subdivision development types within Article 7.- RC Rural Conservation Zoning District.

The Official Coweta County Land Development Guidance System Map, which may also be referred to in this ordinance as the LDGS Map, shall be identified by the signature of the Chairman of the Board of Commissioners, attested by the Clerk of the Board of Commissioners, and bearing the seal of the County under the following or similar words:

“This is to certify that this is the Official Coweta County Land Development Guidance System Map referred to in Appendix A. Zoning and Development of the Coweta County Code of Ordinances (together with the date of adoption).”

The map may be amended periodically by the Board of Commissioners as warranted because of changes in the infrastructure, services, and tax parcels upon which it is based. Any such amendments shall be initiated by Coweta County and made in the same manner text amendments are made as set out in Article 29, Sections 292 and 293.”

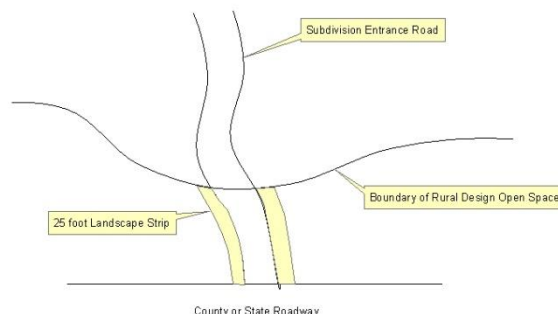
**DELETE** the following from *Article 7. RC – RURAL CONSERVATION DISTRICT (FORMERLY RR RURAL RESERVE)*, *Section 70. Density and Dimensional requirements.*, beginning at the third paragraph, along with *Figure 1*:

~~“Rural Design Open Space Requirement: Rural Design Open Space (RDOS) is that portion of required open space that shall be located along the perimeter of a development tract where the tract abuts existing county or state road right-of-way. Use of design features within RDOS that preserve a rural view from the roadway and minimize the view of rooftops are encouraged including trails, greenways, parks, barns, pasture, rail or board fencing, specimen tree plantings, and planting groves of trees.~~

**Requirements:**

- ~~1) — Maintain the average depth specified for the development type measured from the public road right-of-way to the boundary of a lot as set forth below in Section 73 of this article.~~
- ~~2) — 50% or more of woodland existing within RDOS shall be retained.~~
- ~~3) — Meet open space requirements set forth in Article 24, Section 246.4, Open Space.~~
- ~~4) — Subdivision entrance roads shall have a curvilinear alignment meeting the horizontal and vertical sight distance requirements specified in the Manual on Uniform Traffic Control Devices (MUTCD).~~
- ~~5) — Landscape strip along subdivision entrance road: A strip 25 feet wide measured from the right-of-way into the interior of the property for the depth of the required RDOS along the entrance road frontage. Treatment options: For wooded tracts, maintain existing woodland within the landscape strip; for open tracts, install landscaping according to Article 26, Section 262, Quality Development Corridor Overlay District. Development requirements (1)(a) and (b) paragraphs 3 and 4. In addition, use any of the following within the landscape strip: four board fence, three board fence, walls of stone or brick (height maximum of four feet), native plants, and mulch material approved by the county arborist.~~
- ~~6) — Subdivision entrance sign(s) may be placed within the rural design open space in accordance with the requirements of the Coweta County Sign Ordinance.~~

**Figure 1. Illustration of curvilinear alignment and location of landscape strip (no scale).**



~~Appeals to the rural design open space may be made in accordance with Article 24, Section 240.6 Administration, Item 2 Variances and Waivers. The director may grant modifications based on tract dimension, topography, size, shape, soil types, slope, and other natural features.”~~

**DELETE** Article 7. RC – RURAL CONSERVATION DISTRICT (~~FORMERLY RR RURAL RESERVE~~), Section 72. Permitted uses, specifically item # 3, in its entirety:

and **REPLACE IT WITH** the following:

- “3. Subdivision developments, provided the following standards and requirements are met:
- (a) The subdivision development is entirely consistent with the points designation for the parcel(s) shown on the adopted Land Development Guidance Map and the points threshold for the development type in Section 73 of this ordinance.
  - (b) All subdivisions, including minor subdivisions, shall comply with the requirements in this article, as well as Article 23 Dimensional Requirements and Article 24 Development Regulations, as amended, and receive permit approval from the Community Development Department.
  - (c) Permitted single-family subdivisions shall only include the following development types, as further detailed in Section 73 of this ordinance:

CSD – Conservation Subdivision

EL-2 – Estate Lot (2 acre)

EL-A – Estate Lot with Averaging

EL-5 – Estate Lot (5 acre)

- (d) The development type shall be identified on the preliminary and final plats.”

**ADD** the following to Article 7. RC – RURAL CONSERVATION DISTRICT., Section 73.  
*Subdivision development types allowable by right.:*

“A Land Development Guidance System (LDGS) is hereby established to direct subdivision developments to allowable locations within the RC – Rural Conservation District. This system shall be utilized in conjunction with the Coweta County Land Development Guidance System Map, as may be amended periodically.

1. Any proposed development tract must be entirely within the required points area on the Land Development Guidance Map in order to qualify for that development type under this ordinance. The required points threshold for each development type is listed below; and any development type with a lesser points value may also be utilized for a given parcel.
  - a. CSD – Conservation Subdivision shall be permitted with at least 6 points on the LDGS Map.

- b. EL-2 – Estate Lot (2 acre) shall be permitted with at least 6 points on the LDGS Map.
  - c. EL-A – Estate Lot with Averaging shall be permitted in any points area on the LDGS Map.
  - d. EL-5 – Estate Lot (5 acre) shall be permitted in any points area on the LDGS Map.
2. Development types not consistent with the points thresholds established above shall not be considered as a permitted use – unless granted approval by the Board of Commissioners. Any application to allow an exception to the points thresholds established above as they apply to a particular tract of land shall be handled in the same manner as prescribed for map amendments in Article 29 of this ordinance, including but not limited to, the requirement for application, survey, conceptual site plan, notifications, public hearing, and relevant standards of review.”

**DELETE** *Article 7. RC – RURAL CONSERVATION DISTRICT (~~FORMERLY RR RURAL RESERVE~~)*, Section 73.1. – *ECP – Equestrian Community Plan*, in its entirety.

**DELETE** *Article 7. RC – RURAL CONSERVATION DISTRICT (~~FORMERLY RR RURAL RESERVE~~)*, Section 73.2. -*RCSD – Rural conservation subdivision.*, in its entirety.

and **REPLACE IT WITH** the following:

“Section 73.2 -CSD – Conservation Subdivision.

This single-family residential development type provides for a clustered lot design that maximizes conservation of open space, protection of water quality, reduction of impervious surface, and natural drainage to manage stormwater runoff.

- 1. Density, and dimensional requirements.
  - a. The maximum residential density shall be 0.625 units per acre. Density calculations shall be performed by multiplying the Net Development Acreage, as defined in this ordinance, by the maximum allowable density of 0.625, and rounding down to the nearest whole number. This density cap shall be the maximum number of residential units allowed, provided that all other requirements of this ordinance are met, including but not limited to the standards contained in Article 23 and Article 24.
  - b. Development area credit for lakes: Property dedicated to newly constructed lakes may be counted towards the total calculation for developable density if the body of water meets the standards set forth in the Georgia Environmental Protection Division Regulations to allow for it to be used for potable water within the county or elsewhere.
- 2. Infrastructure requirements.

- a. Water: Public water system.
  - b. Wastewater: Individual septic systems.
  - c. Roads:
    - i. Private: Ingress/egress/utility easements shall comply with the standards set forth in Section 246.2.3(2) Access.
    - ii. Public: Local, collector, or arterial.
3. Design and other requirements.
- a. Rural Design Open Space (RDOS) shall be required along all existing public roadways. Appeals to the requirements of the Rural Design Open Space may be made in accordance with Article 24, Section 240.6(2).
    - i. The average depth of the RDOS shall be 150 feet, with no area measuring less than 125 feet in depth from the existing right-of-way to the boundary of a lot. No lots shall encroach into the Rural Design Open Space.
    - ii. The Rural Design Open Space shall be maintained in its natural, pre-developed state to the maximum extent practical. Additional features related to the aesthetics of the Rural Design Open Space, including but not limited to specific styles of fencing, berms, and evergreen plantings may be required by the Community Development Director.
    - iii. Subdivision entrance roads shall have a curvilinear alignment meeting the horizontal and vertical sight distance requirements specified in the Manual on Uniform Traffic Control Devices (MUTCD). Curvilinear entrance designs may incorporate a reverse curve with a centerline horizontal geometry relaxed from the typical County street geometry requirements to promote the preservation of rural vistas from the existing roadway. The combination of horizontal and vertical geometry may be taken into account to create the desired effects.
    - iv. Entrance landscaping, with a minimum width of 25 feet and extending the length of the required Rural Design Open Space, shall be required along both sides of entrance road(s) to the development and shall contain landscaping meeting the Street Planting requirements of Article 26, Section 261 Quality Development Corridor Overlay District, including but not limited to spacing requirements, types of plant materials, and sizes.
    - v. Subdivision entrance signs may be placed within the Rural Design Open Space in accordance with the requirements of the Coweta County Code of Ordinances, Chapter 58 Signs.
    - vi. The Rural Design Open Space shall be counted toward the required open space (35% of the development tract), as required in Article 23. Dimensional Requirements.
  - b. Greenway donations for any portion of the development tract identified on the Greenway Master Plan shall be processed alongside the final plat; and these donations shall be counted toward the minimum required open space, as well as the depth of the Rural Design Open Space.”

**DELETE** Article 7. RC – RURAL CONSERVATION DISTRICT (~~FORMERLY RR RURAL RESERVE~~), Section 73.3. -RI-A Single-family residential infill district., in its entirety.

and **REPLACE IT WITH** the following:

“Section 73.3 -EL-2 – Estate Lot (2 acre).

This single-family residential development type provides for a conventional lot layout, with a minimum lot size of 2 acres.

1. Density, and dimensional requirements.
  - a. The minimum lot size shall be two (2) acres, which is equivalent to a maximum density of 0.5 units per acre, provided that all other requirements of this ordinance are met, including but not limited to the standards contained in Article 23 and Article 24.
2. Infrastructure requirements.
  - a. Water: Public water system or private wells.
  - b. Wastewater: Individual septic systems.
  - c. Roads:
    - i. Private: Ingress/egress/utility easements shall comply with the standards set forth in Section 246.2.3(2) Access.
    - ii. Public: Local, collector, or arterial.
3. Design and other requirements.
  - a. This development type may qualify for a streamlined platting process, pursuant to Article 24, Section 244.1.4.
  - b. All other requirements of this ordinance, including but not limited to those contained in Article 23 and Article 24 shall be met.”

**DELETE** *Article 7. RC – RURAL CONSERVATION DISTRICT (~~FORMERLY RR RURAL RESERVE~~)*, Section 73.4. -RE – Rural estate subdivision., in its entirety.

and **REPLACE IT WITH** the following:

“Section 73.4 -EL-A – Estate Lot with Averaging.

This single-family residential development type provides for a conventional lot layout, with varying lot sizes and substantial front setbacks from existing streets.

1. Density, and dimensional requirements.
  - a. The average lot size within the development must be equal to or greater than seven and one-half (7.5) acres, with no lot being less than three (3) acres.
  - b. The minimum tract size for this development type shall be twenty (20) acres.
  - c. Once the development obtains final plat approval, no additional subdivision of the lots contained therein shall be permitted.
  - d. The minimum front setback shall be 300 feet as measured from the right-of-way line OR as stated in article 23, Note (O), whichever is greater. This additional setback requirement is intended to provide a rural aesthetic. Where the Development Review Committee finds that, due to special circumstances of a particular lot, extraordinary and unnecessary hardships will result from strict compliance with the required 300 feet setback, the Development Review Committee may reduce the setback requirement up to a maximum of 50%.

However, in no case, shall the setback be less than the requirements of Article 23, Note (O) – unless a variance is approved through the variance procedures contained in Article 28.

- e. All other requirements of this ordinance must be met, including but not limited to the additional standards contained in Article 23 and Article 24.
2. Infrastructure requirements.
- a. Water: Public water system or private wells.
  - b. Wastewater: Individual septic systems.
  - c. Roads:
    - i. Private: Ingress/egress/utility easements shall comply with the standards set forth in Section 246.2.3(2) Access – except as noted below in Subsection 3b.
    - ii. Public: Local, collector, or arterial.
3. Design and other requirements.
- a. This development type may qualify for a streamlined platting process, pursuant to Article 24, Section 244.1.4.
  - b. The EL-A development type shall qualify for multiple drive easements and may serve up to 6 lots with an easement, provided all other provisions of Article 24, Section 246.2.3(2) are met. For any private drive easement serving 4 or more lots, a private street name shall be approved through the normal street naming process.
  - c. This development type shall be prohibited from further subdivision of the lots. Future homestead lot divisions shall also be prohibited. The instrument used to prohibit further divisions, which must be approved by the County’s legal counsel, shall be a method which will uphold the integrity of the development type, as well as documenting the provision in such a way as to be apparent to future purchasers.
  - d. All other requirements of this ordinance, including but not limited to those contained in Article 23 and Article 24 shall be met.”

**ADD** the following to *Article 7. RC – RURAL CONSERVATION DISTRICT*

“Section 73.5 -EL-5 – Estate Lot (5 acre).

This single-family residential development type provides for a conventional lot layout, with a minimum lot size of 5 acres. Additionally, the front setbacks within this development type shall be varied to create a rural aesthetic with staggered house locations.

1. Density, and dimensional requirements.
- a. The minimum lot size shall be five (5) acres, which is equivalent to a maximum density of 0.2 units per acre, provided that all other requirements of this ordinance are met, including but not limited to the standards contained in Article 23 and Article 24.
  - b. There shall be a varied front setback from the existing right-of-way of no less than 30% of the average depth of each lot and which shall further be established by the front setback delineation on the approved subdivision plat. This additional setback requirement is intended to provide a rural aesthetic. Where the Development Review Committee finds that, due to special

circumstances of a particular lot, extraordinary and unnecessary hardships will result from strict compliance with the required 30% setback, the Development Review Committee may reduce the setback requirement up to a maximum of 50%. However, in no case, shall the setback be less than the requirements of Article 23, Note (O) – unless a variance is approved through the variance procedures contained in Article 28.

- c. All other requirements of this ordinance must be met, including but not limited to the additional standards contained in Article 23 and Article 24.
- 2. Infrastructure requirements.
  - a. Water: Public water system or private wells.
  - b. Wastewater: Individual septic systems.
  - c. Roads:
    - i. Private: Ingress/egress/utility easements shall comply with the standards set forth in Section 246.2.3(2) Access – except as noted below in Subsection 3b.
    - ii. Public: Local, collector, or arterial.
- 3. Design requirements.
  - a. This development type may qualify for a streamlined platting process, pursuant to Article 24, Section 244.1.4.
  - b. The EL-5 development type shall qualify for multiple drive easements, provided all other provisions of Article 24, Section 246.2.3(2) are met.
  - c. All other requirements of this ordinance, including but not limited to those contained in Article 23 and Article 24 shall be met.”

**DELETE** Article 7. RC – RURAL CONSERVATION DISTRICT (~~FORMERLY RR RURAL RESERVE~~), Section 74. Exemptions. in its entirety.

**DELETE** Article 7. RC – RURAL CONSERVATION DISTRICT (~~FORMERLY RR RURAL RESERVE~~), Section 77. – Miscellaneous provisions., in its entirety.

**DELETE** Article 8. RI-A SINGLE FAMILY RESIDENTIAL INFILL DISTRICT (LOW DENSITY), in its entirety.

**DELETE** Article 23. Dimensional Requirements, specifically the Residential Districts table in its entirety.

and **REPLACE IT WITH** a new *Residential Districts* table in Article 23. *Dimensional Requirements*, which is attached hereto. (SEE ATTACHED TABLE)

**AMEND** Article 24, Section 241(2)(cc) as follows:

“cc. -Private and gated community streets. A private vehicular accessway shared by and being the only means of ingress/egress for more than six residential lots. Private and gated community streets are not dedicated to the public and are not publicly maintained.”

**DELETE** Article 24, Section 241(2)(hh) specifically item “iii” in its entirety.



and **REPLACE IT WITH** the following:

“iii. The divisions of a tract or parcel of land which is not determined to be a common development under EPD regulations and wherein all lots are at least five acres, provided that the easement regulations contained in *Section 246.2.3(2)(e)* shall still be met.”

**DELETE** *Article 24. Development Regulations., Section 244.2. -Yield plan.* in its entirety.

and **REPLACE IT WITH** the following:

“Section 244.1.4. - *Exemption.* For developments without new streets, the Coweta County Development Review Committee may, at its discretion, omit the preliminary plat process and/or allow concurrent submissions of the construction plans and final plat. In such cases, the review committee may require additional data during the review of the construction plans and final plat(s) as needed to show compliance with applicable provisions of the Coweta County Zoning and Development Ordinance.”

**DELETE** *Article 24, Section 246.2.3(2),* specifically item “e” in its entirety.

and **REPLACE IT WITH** the following:

- e. Any subdivision of property shall provide each lot with direct abutting frontage to an existing public street or to a public street contained within the proposed development. Exceptions may be authorized provided that the following are met:
  - i. Standards for private ingress/egress/utility easements:
    - A. For divisions of property defined as a subdivision in Section 241, at the initial design of the residential development, the developer is allowed one ingress/egress/utility easement constructed from a public street with no more than three lots allowed (notwithstanding the exceptions provided for in Section 73.4(3)(b) and Section 73.5(3)(b) related to the EL-A and EL-5 development types), provided the following additional requirements are met:
      - 1. The minimum width of the ingress/egress/utility easement shall be 30 feet, unless additional width is required by the Community Development Department based on topography and drainage concerns. The drive shall be a minimum of ten feet in width, surfaced with gravel or other paving material, and aligned so as to allow emergency vehicle access.
      - 2. Every property served by a private ingress/egress/utility easement under these provisions must be bound to a privately managed perpetual maintenance agreement that must be reviewed and approved by the county attorney prior to approval of the final plat.
      - 3. When subdivision development type, as regulated by Article 7, specifically allows for multiple easements, the connection points to right-of-way must meet Georgia Department of Transportation specifications for spacing of driveways from one another. If it is necessary to locate private ingress/egress/utility easements closer

than GDOT prescribed spacing, the property owner/developer must design and dedicate improvements and additional public right-of-way to accommodate safe queuing, and to remove mail delivery and school buses from existing travel lanes. The improvements must meet Coweta County Public Works Department standards and will most often result in the construction/dedication of a cul-de-sac street.

4. The clearing width of private/ingress/egress/utility easements must be maintained at 15 feet.
5. Private ingress/egress/utility easements must be constructed to the appropriate width to support the weight of applicable fire department apparatus. This may include additional surface materials and geotechnical design for certain geographic features and must accommodate water transport vehicles when public water is not readily available. The finished product shall be proof-rolled with a loaded 17-ton tandem dump truck and be approved by the county development inspector prior to the issuance of a certificate of occupancy for the first house that the easement serves.
6. Private ingress/egress/utility easement entrances must be paved 18 feet wide from the existing edge of roadway pavement to the right-of-way. The paving must meet the pavement design section prescribed in Figure 7 of this ordinance. Subgrade shall be proof-rolled with a loaded 17-ton tandem dump truck and be approved by the county development inspector prior to asphalt pavement.
7. No private ingress/egress/utility easement may cross a pond dam.
8. Private ingress/egress/utility easements may not have grades that exceed seven percent unless an administrative variance is granted by the director of community development in accordance with Article 24, Section 240.6(2). Variances and waivers.
9. All drainage conveyances shall be designed per subsection 246.10.2(2).

**AMEND** Article 24, Section 246.6.2(6)(c) as follows:

**246.6.2. General Requirements.**

**6. Curbs and gutters.**

- c. Curb and gutter may be exempt from residential development wherein all lots are at least two acres, at the discretion of the community development director.

**AMEND** Article 24, Section 246.10.2(2)(a) as follows:

**246.10.2. General requirements.**

**2. Storm drainage.**

- a. Every development shall be served by storm drainage facilities such as drains, sewers, catch basins, culverts, detention areas, and other facilities as described in the Georgia Storm Water Management

Manual. For developments without new streets, exceptions to the requirement for storm drainage facilities may be authorized, at the discretion of the professional engineering staff of the Coweta County Community Development Department, based on existing and proposed topography, as well as the potential for drainage concerns.

**AMEND** the APPENDIX. – FEE SCHEDULE by deleting “Yield Plan” and the associated fee of “\$250.00” under Subdivision Review Fees.

**ADD** in the APPENDIX. – FEE SCHEDULE a new fee as follows:

“Development Type Exception”	
Development Type Exception	\$500.00

**SO ORDAINED IN OPEN SESSION, LAWFULLY ASSEMBLED AFTER PUBLIC NOTICE AND HEARING AS PROVIDED BY GEORGIA LAW, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

_____	_____
	Chairman
_____	_____
_____	_____

Attest: \_\_\_\_\_  
County Clerk

## Article 23. Dimensional Requirements

### Residential Districts

ZONING DISTRICT Development Type	MINIMUM "BUILDING LOT"			BASE DENSITY (UNITS/AC)	MIN. OPEN SPACE (I)	MINIMUM BUILDING SITE (A)	MINIMUM STREET FRONTAGE IN FEET (M)	MINIMUM LOT WIDTH AT FRONT SETBACK LINE IN FEET	MINIMUM LOT DEPTH AVERAGE IN FEET	MINIMUM FLOOR AREA IN SQ. FT. PER UNIT	MAXIMUM IMPERVIOUS AREA (B) (P)	MINIMUM YARD SETBACKS			MAXIMUM STRUCTURE HEIGHT (D)		MIN. ZONING DISTRICT SIZE
	SINGLE-FAMILY STRUCTURE	TWO-FAMILY STRUCTURE	MULTI-FAMILY STRUCTURE & MAX UNITS/AC									FRONT IN FEET (C) (O)	SIDE IN FEET	REAR IN FEET	STORIES	FEET	
RC - Rural Conservation (A)(L)	5 AC.	N/A	N/A	N/A	N/A	1.3 AC.	220-COL/ART	220	N/A	1725	15%	50	25	50	3	40	N/A
RHL 2.0 (A)(H)(L)	2 AC.	N/A	N/A	N/A	N/A	1.3 AC.	130-LOCAL	220	N/A	1725	15%	50	15	50	3	40	N/A
RHL 1.6 (A)(G)(L)	1.6 AC.	N/A	N/A	N/A	N/A	1.3 AC.	30-PVT	130	N/A	1725	15%	50	10	40	3	40	N/A
CSD (G)(J)(L)	1 AC.	N/A	N/A	0.625	35%	1 AC.	220-COL/ART 90-LOCAL 30-PVT/CULDSC	130	N/A	1725	25%	50	10	40	3	40	N/A
EL-2 (A)(L)	2.0 AC.	N/A	N/A	N/A	N/A	1.3 AC.	220	220	N/A	1725	15%	50	15	50	3	40	N/A
EL-A (A)(L)	See Section 73.4	N/A	N/A	N/A	N/A	1.3 AC.	220	220	N/A	1725	15%	50	25	50	3	40	N/A
EL-5 (A)(L)	5 AC.	N/A	N/A	N/A	N/A	1.3 AC.	220	220	N/A	1725	15%	50	25	50	3	40	N/A
RRCC - Residential Retirement Community & Care District	8,500	10,000	12 UNITS/AC (J)	See Art. 9	See Art. 9	See Art. 9	30	60	N/A	1500(SF) 500 (MF)	60%	See Art. 9A Sec. 92A			3	34'11"	5 AC
RD - Two-Family Residential (F)	8,500	10,000	N/A			N/A	30	70	120	1200	60%	40	10	30	3	35	(E)
R-2 - Multi-Family Residential (F)	N/A	10,000	40,000 12 UNITS/AC (J)			N/A N/A	N/A	70	120	1200(SF/TF) 500 (MF)	60%	40	10	30	3	35	(E)
MH - Manufactured Home Park (F)	10,000	N/A	N/A			N/A	300 (K)	300	150	(SF) 500 (MH)	60%	50	50	50	3	35	12 AC.
Village Centers	Mixed Use Development - See Article 13 for Specific Requirements																

- A) The minimum contiguous building area of a lot exclusive of area within the 100-year floodplain, wetlands, water impoundments, detention ponds, and/or transmission or distribution utility easements and which must meet all requirements established by the State Health Department (See completed definition of "Building Sites" in Article 3).
- B) Includes Principal and Accessory Buildings.
- C) Measured from street right-of-way line. However, if the property line extends to the center of the street, or if the adjacent street right-of-way line is not established, the front setbacks shall be 120-feet from the centerline of arterial and collector streets, and 100-feet from the centerline of all other streets. The front setback on corner lots shall be the full specified setback from both adjacent streets.
- D) Height limit exceptions may be granted by the director in accordance with the provisions of Article 6, Section 62, Height Limitation Exceptions.
- E) Same minimum required building site size.
- F) When served by both public-supplied water and sewer service.
- G) When served by public-supplied water service only.
- H) When served with neither public-supplied water and sewer service.
- I) A maximum of 25 percent of the 100-year floodplain on a development tract shall be counted towards the required amount of open space. (Ord. of 4-9-2019)
- J) Any calculation of densities that results in a fractional unit must be rounded down to the nearest whole number.
- K) Manufactured Home Parks shall have a minimum frontage of 300 feet on either an arterial or collector street. Individual single-family residential lots in a manufactured home district shall meet the applicable requirements of the other single-family districts.
- L) Even though a proposed residential lot meets the minimum tract size requirements set out in this Article, that lot will not be approved for development or building unless proof is provided to the Community Development Department that the lot contains a site adequate to support a conventional on-site septic system as that term is defined by Georgia Law. The minimum lot size established in the Article 23 chart is, to the extent necessary, increased to encompass a site for a conventional on-site septic system.
- M) Except lots that are platted under Article 24, Development Regulations of this ordinance and which are subject to the more stringent requirements of Section 246.3.3(2). This item requires all lots fronting arterial (ART) and collector (COL) streets to have a minimum of 300 feet and only applies if internal access cannot be provided.
- N) The front setback shall be a minimum of 50 feet and a maximum of 65 feet from all right-of-way except for the following development design: When front facades of buildings in a development are oriented toward internal private streets and/or dedicated streets classified as local, the front yard setback shall be a minimum of 30 feet from the back-of-curb or from the dedicated right-of-way.
- O) On all state roadways and roadways classified as arterials on the Coweta County Functional Classification and Thoroughfare Map, the front yard setback for any new buildings shall be one hundred thirty-five (135) feet from the centerline of the right-of-way. On all other roadways, except subdivision streets, the front yard setback for any new buildings shall be one hundred (100) feet from the right-of-way. However, if a road widening has been designed and is planned to be constructed within five (5) years, then setbacks sufficient for the planned right-of-way width, as determined by the public works director, shall be required. (Ord. of 11-18-08) Additionally, for the EL-A Development Type and the EL-5 Development Type, a greater front setback shall be required as applicable pursuant to Section 73.4. (minimum of 300 feet) or Section 73.5. (30% of the lot depth), respectively.
- P) The maximum impervious area shall be 60% for any approved Conditional Uses. (Ord. of 12-15-09)