

**AN ORDINANCE TO AMEND THE AG-1 (AGRICULTURAL) DISTRICT REGARDING  
PAVED AND UNPAVED ROADS IN CHAPTER 64, ARTICLE VI, DIVISION 2, IN  
SEC. 64-416. DEVELOPMENT STANDARDS.**

**BE IT ORDAINED** by the City Council of the City of Milton, GA while in a regularly called council meeting on January 30, 2017 6:00 p.m. as follows:

**SECTION 1.** That the amendment of the AG-1 District regarding paved and unpaved roads in Chapter 64, Article VI, Division 2, in Sec. 64-416 Development Standards of the City of Milton Zoning Ordinance is hereby adopted and approved; and is attached hereto as if fully set forth herein, and;

**SECTION 2.** All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

**SECTION 3.** That this Ordinance shall become effective upon its adoption.

**ORDAINED** this the 30<sup>th</sup> day of January, 2017.

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Joe Lockwood, Mayor

Attest:

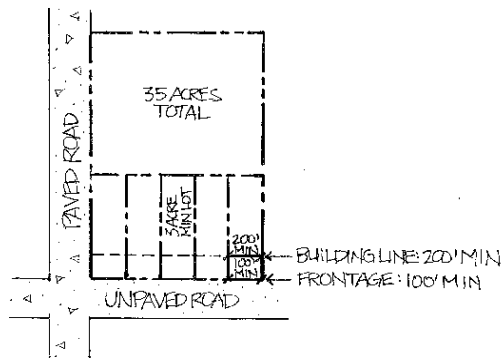
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Sudie AM Gordon, City Clerk

Sec. 64-416. - Development standards.

- (a) No building shall exceed 40 feet in height.
- (b) Minimum front yard shall be 60 feet.
- (c) Minimum side yard shall be as follows:
  - (1) Adjacent to interior line: 25 feet.
  - (2) Adjacent to street: 40 feet.
- (d) Minimum rear yard shall be 50 feet.
- (e) Minimum lot area shall be as follows:
  - (1) One acre with frontage on paved road.
  - (2) Three acres abutting an unpaved road; the following rules shall apply:
    - a. Each proposed lot shall provide at least 100 feet of road frontage, the minimum dimension of which shall be maintained to the building line of the lot.
    - b. Each proposed lot shall provide at least 200 feet of lot width at the building line.

Graphic of Three Acre Lot



- (f) Minimum lot width shall be 100 feet.
- (g) Minimum lot frontage shall be 35 feet adjoining a street.

- (h) Minimum heated floor area. There is no minimum heated floor area in this district.
- (i) Minimum accessory structure requirements. Accessory structures may be located in rear or side yards but shall not be located within a minimum yard.
- (j) Fencing along exterior streets shall be as follows:
  - (1) Allowed fencing material shall be three or four board wooden fencing with wood posts.
  - (2) Fences shall not exceed 55 inches from finished grade.
  - (3) Fences shall be white, black, or dark brown in color.
  - (4) Opaque fences are prohibited.
  - (5) Chain link fences are prohibited.
  - (6) Fences shall be set back a minimum of three feet from a public right-of-way.
  - (7) If the side, side corner or rear yard is adjacent to an exterior street, any type of fence including opaque may be installed as long as the opaque fence is not visible from the street at any time of the year.
- (k) Fencing along interior subdivision streets, including front, side corner, side and rear of platted subdivision lots shall be as follows:
  - (1) Allowed fencing material and type along the front is limited to three or four board wooden fencing or as otherwise subject to the approval of the community development director; and
  - (2) Along sides and rear of a lot fencing material can be of any type.
  - (3) Fences shall not exceed eight feet in height but not including fencing in the front which shall not exceed 55 inches from finished grade.
  - (4) If a front, side, side corner, or rear lot line borders an exterior street, subsection (j) applies.
- (l) Fencing along side, side corner, or rear of nonsubdivision lots:
  - (1) Allowed fencing material and type is not limited to three or four board wooden fencing.
  - (2) Fences shall not exceed eight feet in height.
  - (3) If a front, side, side corner or rear lot line borders an exterior street, see subsection (j).
- (m) Barbed wire is prohibited on any single-family residential lots, except when part of a legitimate agricultural use.