

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 OFFICAL 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 or 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.”

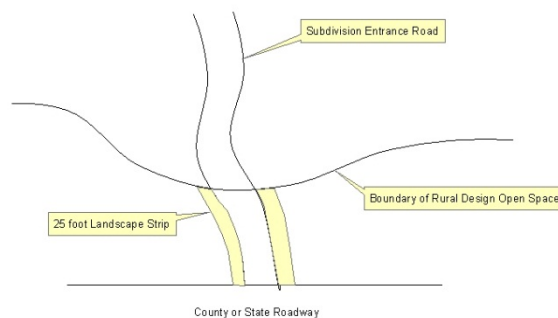
DELETE the following from *Article 7. RC – RURAL CONSERVATION DISTRICT (FORMERLY RR RURAL RESERVE), Section 70. Density and Dimensional requirements.,* beginning at the third paragraph, along with *Figure 1:*

~~“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:

~~“3. Subdivision developments, provided the following standards and requirements are met:~~

~~(a) Single family subdivisions permitted in the rural conservation district may be administratively approved. Subdivisions of four or more lots shall comply with the county’s development regulations, as amended, and receive permit approval from the Community Development Department. An appeal to the committee’s denial shall be made in accordance with the Zoning and Development Ordinance of Coweta County, Article 24, subsection 240.6(2).~~

~~(b) Permitted single family subdivisions meeting criteria set forth in Section 73 of this article are as follows:~~

~~ECP Equestrian Community Plan~~

~~RCSD Rural Conservation Subdivision Options One and Two~~

~~RI A Single Family Residential Infill District~~

~~RE Rural Estate Subdivision~~

~~(c) The developer shall submit a notarized letter identifying the type of permitted single family residential zoning district proposed for the project. The district designation shall be identified on the preliminary and final plats.”~~

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.*

~~“Sec 73.1. ECP – Equestrian Community Plan.~~

~~————— This single family residential design option provides for the development of contiguous equestrian lots and clustered residential lots as well as the development of community equestrian~~

facilities such as barns, corrals, arenas, accessory buildings, and storage buildings used for feed, tack, and equipment used to groom common facilities.

~~1. District size, density, and dimensional requirements.~~

~~Minimum district size: 25 acres.~~

~~Maximum residential density: 0.5 units per acre.~~

~~See Article 23. Dimensional requirements.~~

~~Eligible for cluster design, yield is capped at maximum density.~~

~~2. Infrastructure requirements.~~

~~Water: Well or public water system.~~

~~Wastewater: Individual septic system or decentralized wastewater treatment network system owned and operated by Coweta County Water and Sewerage Authority meeting the following design criteria: The system shall meet E.P.D. requirements and aboveground treatment structures shall be set back 150 feet from the development tract boundary; minimum 25 foot vegetated buffer meeting the buffer and screening requirements of article 25 in the Zoning and Development Ordinance; all aboveground facilities shall be a neutral color (beige, brown, tan, or light grey).~~

~~Roads:~~

~~Private: Serving no more than three lots and having a minimum easement width of at least 30 feet when serving a non-subdivision development lot, and a minimum width of at least 60 feet when serving a subdivision development lot. The first three lots recorded with legal access to the private drive shall qualify for building permits. Recording dates will be verified through the Superior Court Clerk's Office of Coweta County. Lots recorded prior to May 15, 1984 are classified as "lot of record" defined under article 6, section 60 of this ordinance.~~

~~Public: Local, collector, arterial.~~

~~3. Design option ECP A:~~

~~a. Equestrian lots with minimum lot area of 108,900 square feet (2.5 acres) may be served with individual well for potable water and an individual septic tank and drainfield system, as approved by the environmental health department.~~

~~b. Arenas, corrals, and barns, equipment and storage sheds on individual lots within the subdivision shall be set back from the development tract boundary and off-site residential structures as required in section 72, permitted uses.~~

~~c. Barns/storage buildings/equipment sheds on internal lots shall be set back from internal residential structures a minimum distance of 100 feet, and from other barns/storage buildings/equipment sheds or accessory buildings a distance equal to or greater than the required building separation.~~

~~d. No open space requirement.~~

~~4. Design option ECP B:~~

~~a. Clustered residential lots with minimum lot areas of 21,780 square feet (0.5 acre) shall be served with public water and a decentralized wastewater~~

treatment network system owned and operated by Coweta County Water and Sewerage Authority.

- b. ~~Barns, storage sheds, arenas, corrals, or other building used for storage of tack, feed, or mechanical equipment shall be set back from the development tract boundary and off-site residential structures as required in section 72, permitted uses.~~
- c. ~~Barns/storage buildings/equipment sheds on internal lots shall be set back from internal residential structures a minimum distance of 100 feet, and from other barns/storage buildings/equipment sheds or accessory buildings a distance equal to or greater than the required building separation.~~
- d. ~~Open space requirement: Fifty percent of development tract. The depth of rural design open space shall average 175 feet, with no measurement less than 125 feet between the right of way and the boundary of a lot. Area fenced for community pasture earns open space credit as long as the area occupied by horses is set back 50 feet from stream corridors. See article 24, development regulations, section 246.4, open space, for additional design guidelines.~~
- e. ~~All structures will set back 100 feet from the development tract boundary.”~~

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

~~“Section 73.2. RCSD—Rural conservation subdivision.~~

~~This single-family residential design option provides for development in clustered designs that maximize conservation of open space, protection of water quality, reduction of impervious surface, and natural drainage to manage stormwater run-off. This development type may include such typical residential uses as accessory buildings, home occupations, gardens, small personal pets and their enclosures.~~

~~1. District size, density, and dimensional requirements.~~

~~Maximum residential density: 0.5 units per acre.~~

~~Maximum residential density: 0.625 units per acre with approved bonus credit.~~

~~{See} article 23, dimensional requirements.~~

~~2. Infrastructure requirements.~~

~~Water: Public water system.~~

~~Wastewater: Individual septic systems; or decentralized wastewater treatment network system owned and operated by Coweta County Water and Sewerage Authority meeting the following design criteria: The system shall meet E.P.D. requirements and aboveground treatment structures shall be set back 150 feet from the development tract boundary; minimum 25-foot vegetated buffer meeting the buffer and screening requirements of article 25 in the Zoning and Development Ordinance; all aboveground facilities shall be a neutral color (beige, brown, tan, or light grey).~~

~~Roads:~~

~~Private: Serving no more than three lots and having a minimum easement width of at least 30 feet when serving a nonsubdivision development lot, and a minimum width of at least 60 feet when serving a subdivision development lot. The first three lots recorded with legal access to the private drive shall qualify for building permits. Recording dates will be verified through the Superior Court Clerk's Office of Coweta County. Lots recorded prior to May 15, 1984 are classified as "lot of record" defined under article 6, section 60 of this ordinance.~~

~~Public: Local, collector, arterial.~~

~~3. Design options.~~

- ~~a. Design option RCSD-A: Net development acreage \times 0.5 units per acre equals base density yield in units. Lot sizes shall be of 43,560 square feet when served by an individual septic tank and conventional drainfield. Open space requirement is 35 percent of the development tract. The depth of rural design open space shall average 125 feet, with no measurement less than 100 feet between the right-of-way and the boundary of a lot. See article 24, development regulations, section 246.4, open space, for additional design guidelines.~~
- ~~b. Design option RCSD-B: Net development acreage \times 0.5 units per acre equals unit yield. Lot sizes may be a minimum of 21,780 square feet when served with decentralized wastewater treatment network system provided by Coweta County Water and Sewerage Authority. Open space requirement is 50 percent of development tract. The depth of rural design open space shall average 175 feet, with no measurement less than 125 feet between the right-of-way and the boundary of a lot. See article 24, development regulations, section 246.4, open space, for additional design guidelines. All structures will set back 100 feet from the development tract boundary.~~

~~4. Density bonus categories.~~

- ~~a. Density bonus options may be chosen from the following list:~~
 - ~~i. Submittal of an affidavit certifying that all of the residential units will be 150% of the minimum heated floor area requirement. Density bonus for this option shall be 0.042 units per net development acreage.~~
 - ~~ii. Submittal of an affidavit certifying that all units will meet certification standards of the EarthCraft House certification program. Density bonus for this option shall be 0.042 units per net development acreage.~~
 - ~~iii. Submittal of an affidavit certifying that all residential units will be clad with masonry exterior finishes on 67% or more of each wall and with 100% architectural roofing shingles. Qualifying cladding materials include brick and stone. Cultured stone products may also qualify as a cladding material if the product authentically replicates the color and texture of real stone and is approved by the building~~

department. Density bonus for this option shall be 0.042 units per net development acreage.

~~iv. Passive recreation improvements that allow neighborhood access to 75% or more of required open space acreage, excluding open space used for decentralized sewer. Qualifying facilities include the following in combination or singly to meet the 75% involvement threshold: soft surface trails if directly accessible from 100% of the residential units, play areas with bike racks, observation decks, picnic areas, boardwalks, Audubon-certified golf courses, or neighborhood park. Density bonus for this option shall be 0.042 units per net development acreage.~~

~~v. A donation of land for one of the following public service facilities may be eligible for an increased density per net acre: a public school, a fire station, a precinct facility for law enforcement, a library, or community greenway facility as set forth in the Coweta County Greenway Plan. Use of this credit must be approved by the Coweta County Board of Commissioners. Density bonus for this option shall be based upon a ratio of one additional unit per 130 linear foot of greenway donation and/or a ratio of one additional unit per acre of land donation for other public facilities.~~

~~b. In the case of developments awarded a density bonus for greenway or other land donation, all legally necessary documents, including, but not limited to, a property deed to convey the land to the appropriate entity, shall be completed prior to approval of any final plan.~~

~~c. Development 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.~~

~~d. The number of units allowed per net development acreage shall be calculated as follows:~~

~~*Step 1*— Multiplying the net development acreage by the maximum density of 0.625 units per acre to determine the density cap. This density cap shall be applied in Step 5 below.~~

~~*Step 2*— Add any density bonuses achieved in paragraphs (i)–(iv) above to the base density of 0.5 units per acre;~~

~~*Step 3*— Multiply the net development acreage by the density from Step 2;~~

~~*Step 4*— Add any additional units obtained in paragraph (v) above;~~

~~*Step 5*— The lessor of the two numbers obtained, either in Step 1 or Steps 2–4, shall be the density allowed for the tract provided that all dimensional requirements and development regulations contained in this ordinance are met.~~

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.
- 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 not be counted against the minimum required open space nor against 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.

~~“Section 73.3. – RI A Single family residential infill district.~~

~~Eligible locations for this design option are rural conservation districts located within the boundary of the neighborhood infill area as shown on the 2026 Future Development Map. See Article 9 of the Coweta County Zoning and Development Ordinance for infrastructure requirements, permitted uses, design, density, and dimensional requirements.”~~

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.

~~“Section 73.4 RE – Rural Estate Subdivision:~~

~~This single family residential design option provides for a conventional lot layout and minimum lot sizes of 2.5 acres and 2.0 acres. No open space requirement, no bonus density option.~~

~~1. District size, density, and dimensional requirements.~~

~~a. Rural estate RE 2.5: Exempt from curb and gutter requirements and stormwater retention facility requirements.~~

~~Minimum district size: 10 acres.~~

~~Minimum lot size: 2.5 acres.~~

~~Maximum residential density: 0.4 units per acre.~~

~~See Article 23, dimensional requirements.~~

~~Buildings will be set back 75 feet from the development tract boundary except where this boundary is contiguous with the right of way of the county or state road system. Where the development tract boundary is contiguous with the county or state road system, buildings shall be set back 100 feet from the county right of way.~~

~~b. Rural estate RE 2.0: No exemptions from development regulations.~~

~~Minimum district size: 8 acres.~~

~~Minimum lot size: 2.0 acres.~~

~~Maximum residential density: 0.5 units per acre.~~

~~See Article 23, dimensional requirements.~~

~~Buildings will be setback 75 feet from the development tract boundary except where this boundary is contiguous with the right of way of the county or state road system. Where the development tract boundary is contiguous with the county or state road system, buildings shall be setback 100 feet from the county right of way.~~

~~2. Infrastructure requirements.~~

~~Water: public water system or private well.~~

~~Wastewater: individual septic systems.~~

~~Roads:~~

~~—— Private: Serving no more than three lots and having a minimum easement width of at least 30 feet when serving a non-subdivision development lot, and a minimum width of at least 60 feet when serving a subdivision lot. The first three lots recorded with legal access to the private drive shall qualify for building permits. Recording dates will be verified through the Superior Court~~

~~Clerk's Office of Coweta County. Lots recorded prior to May 15, 1984 are classified as "lot of record" defined under Article 6, Section 60 of this ordinance.~~

~~Public: Local, collector, arterial."~~

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. Once the development obtains final plat approval, no additional subdivision of the lots contained therein shall be permitted.
 - c. The minimum front setback from an existing road right-of-way shall be 300 feet as measured from the right-of-way line OR as stated in Article 23, Note (O), whichever is greater. Appeals to the 300 foot setback may be made in accordance with Article 24, Section 240.6(2), provided the front setback requirements of Article 23 are still met.
 - d. 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 require a deed restriction prohibiting further subdivision of the lots.
 - 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, which must be no less than 30% of the average depth of each lot and shall further be established by the front setback delineation on the approved subdivision plat. Appeals to this setback requirement may be made in accordance with Article 24, Section 240.6(2). However, in no case shall the setback from an existing right-of-way 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.

- ~~1. Subdivisions wherein all lots are five acres or more are exempt from the rural design open space requirement, development regulations for residential subdivisions, and are permitted multiple drive easements provided no single easement serves more than three lots.~~
- ~~2. Homestead lots and rural estate subdivision developments shall not be required to meet the rural design open space requirement.~~

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

~~“Section 77. — Miscellaneous provisions:~~

- ~~1. A yield plan may be used to justify appeals to regulations for open space development types in the rural conservation district.
 - a) ~~The yield plan cannot be used to justify a conventional development style. A yield plan may be used only for appeals to the percentage open space requirement for the following development types: Rural conservation SD A, Rural conservation SD B, Equestrian community plan B, and RI A Single family residential infill low density district.~~
 - b) ~~The yield plan must meet specifications set forth in article 24, section 244.2.~~
 - c) ~~The submitted yield plan must identify intent to justify a density of 0.5 units per acre or density up to a maximum of 0.625 units per acre.~~
 - d) ~~If the developer's intent is to justify a density of 0.5 units per acre, the yield plan shall illustrate lots of no less than two acres, each meeting the dimensional requirements set forth in article 24, section 244.2.2(2)(e). All lots in the yield plan must qualify as developable lots.~~
 - e) ~~The developer must qualify for density bonus credit if his/her intent is to justify a density of more than 0.5 units per acre up to a maximum of 0.625 units per acre. The yield plan will illustrate lots of no less than 1.6 acres, each meeting the dimensional requirements set forth in article 24, section 244.2.2(2)(e). All lots in the yield plan must qualify as developable lots.”~~~~

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

~~The RI A District is established to provide open space development options with incentives that attract single family residential development to those areas intended for acceptable low residential densities. This district will be contiguous with other developed subdivision property. Development density in this district will be comparable with the average density of adjoining residential subdivisions of more than three lots. Open space developments are intended to provide protection for environmental resources and recreational opportunities both passive and active.~~

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/gated community streets.* A private vehicular accessway shared by and being the only means of ingress/egress for more than three residential lots. Private/gated community streets are not dedicated to the public and are not publicly maintained.~~
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)(iii), in its entirety:

“iii. ~~The divisions of a tract or parcel of land where all lots are at least five acres.”~~

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.

~~244.2.1. Submittal process.~~

- ~~1. Preparation of yield plan and application for approval. The developer shall provide a yield plan of subdivision drawn and sealed by a professional registered engineer, land surveyor, or landscape architect as outlined in section 244.2 of the development regulations. Seven copies of the plan, along with the following documents shall be filed in the planning department with the county planner.
 - ~~a. A letter requesting review and approval of the yield plan, and giving the name and address of a person, to whom, a copy of the yield plan shall be sent after review by the county development review staff.~~
 - ~~b. A soil analysis overlaying the yield plan prepared by and bearing the seal of Georgia Department of Human Resources (DHR) certified soil classifier. If roads are involved then DHR certified soil classifier must also be a registered geotechnical engineer in the State of Georgia. The soil analysis must be a comprehensive soil analysis at a minimum DHR level 3 soil survey showing soil classification, predicted and/or measured seasonal high groundwater levels, perched water table, or other restrictive layers such as rock. The report shall also include wetland delineation and any soil features or conditions, which may affect the proper function of subsurface sewage disposal, including absorption rates at specific depths.~~

~~Six copies shall be submitted carrying the soil analysis certificates printed or stamped thereon.~~~~
- ~~2. Review of yield plan. The planning director will review the documents and forward copies of the yield plan to applicable county development review staff. The review staff will meet as necessary to discuss any problems or corrections necessary before action on the yield plan is taken.~~
- ~~3. Action taken by the planning department. After receipt of recommendations by the county development review staff, the director of planning shall do one of the following:
 - ~~a. Issue an approval for development density based upon the yield plan.~~~~

- ~~b. Disapprove the yield plan or any portion thereof on the grounds that the proposed subdivision would not meet the requirements of the development regulations, or would create conditions, which would be unfavorable to, or adversely affect, the health, safety, convenience, prosperity, or general welfare of the citizens of Coweta County. In such case, the county planner shall notify the applicant in writing of the county's decision.~~
- ~~4. Yield plan approval binding one year. Approval of the yield plan shall be effective and binding upon the county for a period not to exceed one year from the date of approval and shall thereafter expire and be null and void except to the extent that work on the subdivision has progressed, unless a request for an extension of time has been submitted to and is subsequently approved by the county planning department.~~
- ~~5. What approval of the yield plan constitutes. Approval of the yield plan should be considered an acknowledgement that the tract of land on which the yield plan is depicted is significantly constrained by the tract's rural design open space requirement, and that the tract's open space requirement may be adjusted to help the tract achieve the lot yield that it could if rural design open space were not applicable. The open space adjustment must be approved by the director of planning.~~

~~244.2.2. Submittal specifications.~~

- ~~1. The yield plan shall be clearly and legibly drawn at a standard engineering scale of not less than 100 feet to one inch. The yield plan shall be prepared by a registered professional engineer, landscape architect, or land surveyor, and seal of the certifier shall be shown on the plat.~~
- ~~2. The yield plan shall contain the following:
 - ~~a. Name and address of the owner of record~~
 - ~~b. Name, address, and telephone number of the developer.~~
 - ~~c. Date of survey, north point and graphic scale, source of datum, date of plat drawing, and space for revision dates.~~
 - ~~d. Location (land section, district, and lot) and total acreage of subdivision, plus acreage in theoretical street rights of way, floodplain, wetland, water impoundments and proposed public grounds within the subdivision.~~
 - ~~e. The yield plan shall indicate the desired development type and specifically indicate whether bonus densities will be utilized as allowed for in article 7, subsection 72.2, item 4. If no bonus density credits are desired a minimum lot size of two acres and minimum road frontage of 220 feet shall be utilized in the design of the yield plan. If one bonus density credit is desired a minimum lot size of 1.8 acres and a minimum road frontage of 175 feet shall be utilized in the design of the yield plan. And if two bonus density credits are desired a minimum lot size of 1.6 acres and a minimum road frontage of 130 feet shall be utilized in the design of the yield plan.~~
 - ~~f. Exact boundary lines of the tract indicated by a heavy line giving lengths and bearings. The boundary lines shall include the entire tract to be subdivided eventually and date as required herein shall apply to the entire tract. In subdivision of over 100 acres, yield plan specifications may be modified to exclude information relating to contours and ground elevation, if in the judgement of the county planner, presentation of detailed data relating thereto is not necessary to elevate the entire subdivision proposal.~~~~

- ~~g. Ground elevations (USGS datum) on the tract based on field surveys or photogrammetric methods from aerial photographs. The basis for the topographic information shall be shown. Contour lines shall be drawn at accuracy intervals of not more than two feet.~~
- ~~h. Natural features within the proposed subdivision, including drainage channels, bodies of water, wooded areas, and other significant features shall field located in clearly noted on the plan. Floodplains shall be accurately outlined.~~
- ~~i. Proposed layout including lot lines with dimensions.~~
- ~~j. Provisions for water supply, sewerage and drainage.~~
- ~~k. The dimensions of all lots shall be shown, plus the total acreage in each lot and the land out of the floodplain in each lot, which must comply with zoning and development ordinance requirements.~~
- ~~l. Identification of the zoning district classification(s) applicable to the subdivision site as shown on the county's zoning district map.~~
- ~~m. When new roads are planned a soil analysis overlaying the yield plan prepared by a certified soil scientist or a engineer registered in the State of Georgia who is practicing geotechnical engineering. The soil analysis must be a comprehensive soil analysis showing soil classification, predicated and/or measured seasonal high groundwater levels, perched water table, or other restrictive layers such as rock. The report shall also include wetland delineation and any soil features or conditions, which may affect the proper function or subsurface sewage disposal, including absorption rates at specific depths.~~
- ~~n. Yield plan certificate. Each yield plan submitted to the planning department shall carry the following certificate printed or stamped thereon substantially as follows:~~

Yield Plan Certificate

~~“I hereby certify that this Yield Plan is a true representation of a conceptual development plan based on the results of an actual survey by me or another registered professional, conforming to the normal standards of care of professional surveyors practicing in the State of Georgia. I also certify that the location of all of the above referenced property features both existing and proposed are exact.”~~

~~By: _____
Registered Professional: _____
Date: _____~~

~~244.2.3. *Permits and fees.* Fee for filing a yield plan. At the time of submittal of the yield plan a fee shall be paid to the county. See appendix, fee schedule of the zoning and development ordinance.~~

and **REPLACE IT WITH** the following:

“Section 244.1.4. - *Exemption.* For developments without new streets and without stormwater management facilities, 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:

- ~~“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) All private ingress/egress/utility easements must be 60 feet in width.~~
- ~~(B) For divisions of property defined as a subdivision in section 241, at the initial design of a residential development, the developer is allowed one 60-foot wide ingress/egress/utility easement constructed from a public street with no more than three lots allowed. The width of the drive shall be a minimum of ten feet and aligned so to allow emergency vehicle access and surfaced with gravel or other paving material. For divisions of property that are not included in the definition of a subdivision in section 241, property owners/developers are allowed the usage of multiple ingress/egress/utility easements provided that the following are met:~~
- ~~1. Private ingress/egress/utility easements serving parcels that are less than five acres and exempted from subdivision review by means of the homestead exemption are limited to three lots.~~
 - ~~2. Private ingress/egress/utility easements serving parcels in a common development that is otherwise exempt from subdivision platting when all lots are five acres or greater are subject to the following standards:~~
 - ~~a. No private ingress/egress/utility easements may serve more than three lots.~~
 - ~~b. 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 development plat.~~
 - ~~c. When multiple private ingress/egress/utility easements are utilized, the easement 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.~~

- ~~d. The clearing width of private ingress/egress/utility easements must be maintained at 15 feet.~~
- ~~e. 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.~~
- ~~f. Private ingress/egress/utility easements must be paved 18 feet wide from the edge of the pavement of the existing road to the edge of the right-of-way. The paving must meet the pavement design section prescribed in figure 7 of subsection 246.2.2(2)(d)(vii). 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.~~
- ~~g. No private ingress/egress/utility easement may cross a pond dam.~~
- ~~h. 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 28, section 285.2.~~
- ~~i. All drainage conveyances shall be designed per subsection 246.10.2(2).”~~

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 ~~and one-half~~ acres, at the discretion of the ~~county planning director~~ **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.**

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	MINIMUM "BUILDING LOT"			BASE DENSITY (UNITS/AC)	MIN. OPEN SPACE (Q)	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	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.	220-COL/ART	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.	130-LOCAL 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	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	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) When served by a decentralized wastewater treatment network system and public water.
- 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)
- Q) 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)