

Draft Article 23. Dimensional Requirements

Overlay Districts

OVERLAY DISTRICT	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) STORIES FEET	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		
PDP - Planned Development Project																
Residential (F)	10,000	N/A	N/A	3.5 (J)	15%	10,000	See Section 262 for requirements or Article 23 for the base requirements of the underlying Zoning District.									5 AC.
Interchange (F)							Reserved.									
Mixed Use (F)							Reserved.									
Mill Village (F)							Reserved.									

- 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 shall be calculated on the Net Developable Acreage. Any calculations 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)

DRAFT**Potential Scoring Method for R-PDPs to be adopted as a Policy by the Board of Commissioners**

This will provide a total score of 0-100, which could then have a BOLD letter grade in the top right corner of a single page scoring sheet provided to the Board and applicant prior to the public hearing. The goal is for the final worksheet to be very visual, maybe with a sliding scale for each item from red to green.

Up to 55 points for Transportation Infrastructure (as determined by P.W. Director)

- 55 points for adequate existing transportation infrastructure, OR
- 50 points for proffered conditions to achieve adequate level of transportation infrastructure at developer's expense, OR
- 0 points in this category

Up to 15 points for Water/Sewer Infrastructure

- 15 points for adequate existing public water and public sewer infrastructure, OR
- 10 points for proffered conditions to achieve adequate level of transportation infrastructure at developer's expense, OR
- 0 points in this category

Up to 15 points for proximity to existing City

- 15 points for proximity which appears to make the site eligible for annexation into a City and that City has not entered an agreement with the County to address cost burdens related to annexation; OR
- 0 points in this category.

Up to 15 points may be awarded for Design Features of the proposal

- 10 points for a proffered commitment to stormwater design which will minimize long term maintenance concerns (C.D. Director or Staff Engineer); AND
- 5 points for open space design that emphasizes pocket parks on buildable land which reduces the visual impact of density at key locations, AND
- Up to 10 points for design features that assist in complementing the surrounding environment and/or providing appropriate transitions (i.e. landscaped berms along roadways or buffers to adjacent lower density neighborhoods, architectural features/scale similar to existing neighborhoods, etc.)

Additionally, based on the criteria below, points shall be deducted as shown:

- **Deduction of -10 points** for any proposal that contains lots outside of the 5-mile driving distance from an existing fire station (as determined by available GIS data)
- **Deduction of -10 points** for any application that does not present a favorable recommendation letter from the Coweta County School System.

Minimum score for an application to be moved forward for consideration by the Board?

WSA IGA to allow R-RDP to be served, but still limit other zoning districts until future amendments (interchange, mixed use, mill village) can be adopted