

FRONTAGE LOTS - WEST
 TOTAL LOTS: 17
 TOTAL ACREAGE: 37.43 AC
 AVG. LOT SIZE: 2.2 AC

CONSERVATION LOTS - SOUTH
 TOTAL LOTS: 121
 TOTAL LOT ACREAGE: 211.99 AC
 TOTAL LINEAR FT OF ROAD: 12,338 LF
 AVG. LOT SIZE: 1.75 AC

FRONTAGE LOTS - NORTH
 TOTAL LOTS: 24
 TOTAL ACREAGE: 51.67 AC
 AVG. LOT SIZE: 2.15 AC

CONSERVATION LOTS - NORTH
 TOTAL LOTS: 153
 TOTAL ACREAGE: 319.22 AC
 TOTAL LINEAR FT OF ROAD: 15,310 LF
 AVG. LOT SIZE: 2.09 AC

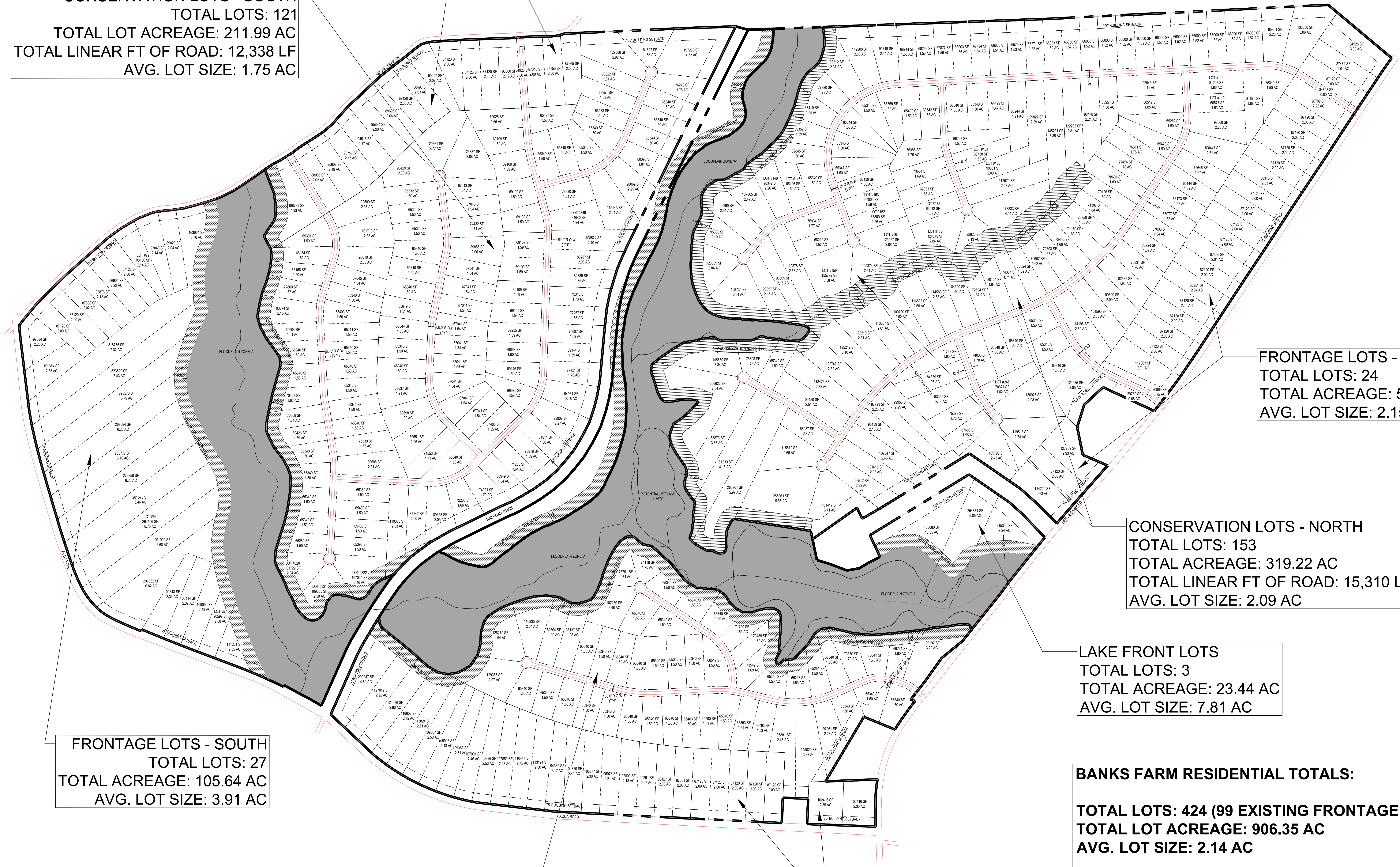
LAKE FRONT LOTS
 TOTAL LOTS: 3
 TOTAL ACREAGE: 23.44 AC
 AVG. LOT SIZE: 7.81 AC

FRONTAGE LOTS - SOUTH
 TOTAL LOTS: 27
 TOTAL ACREAGE: 105.64 AC
 AVG. LOT SIZE: 3.91 AC

BANKS FARM RESIDENTIAL TOTALS:
 TOTAL LOTS: 424 (99 EXISTING FRONTAGE)
 TOTAL LOT ACREAGE: 906.35 AC
 AVG. LOT SIZE: 2.14 AC
 TOTAL CONSERVATION SUBDIVISION LOTS: 325
 TOTAL CONSERVATION SUBDIVISION AREA: 664.5
 TOTAL CONSERVATION ACREAGE: 146 AC
 TOTAL CONSERVATION PERCENTAGE: 22%
 TOTAL LINEAR FEET OF ROAD: 27,648 LF

CONSERVATION LOTS - EAST
 TOTAL LOTS: 51
 TOTAL ACREAGE: 89.01 AC
 AVG. LOT SIZE: 1.75 AC
 TOTAL LINEAR FT OF ROAD: 4,600 LF

FRONTAGE LOTS - EAST
 TOTAL LOTS: 28
 TOTAL ACREAGE: 67.95 AC
 AVG. LOT SIZE: 2.43 AC





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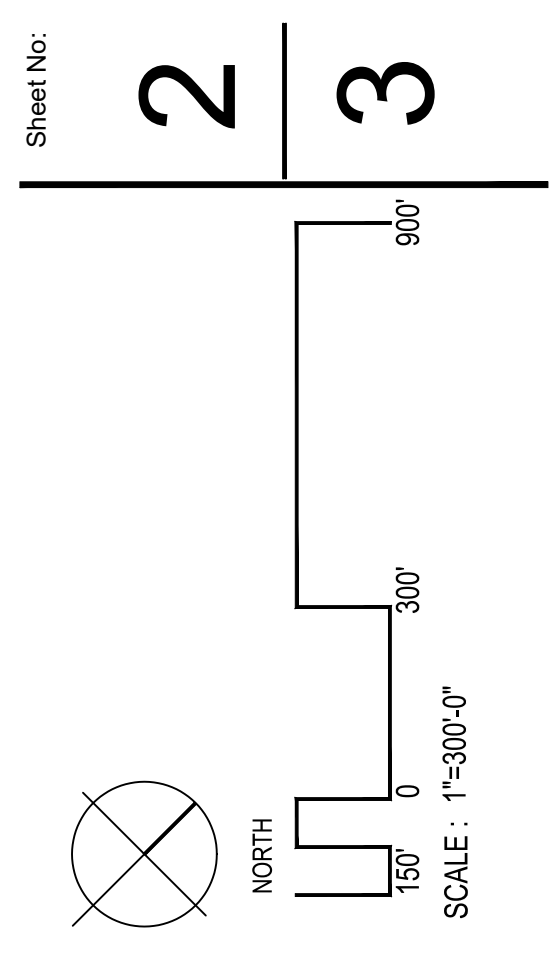
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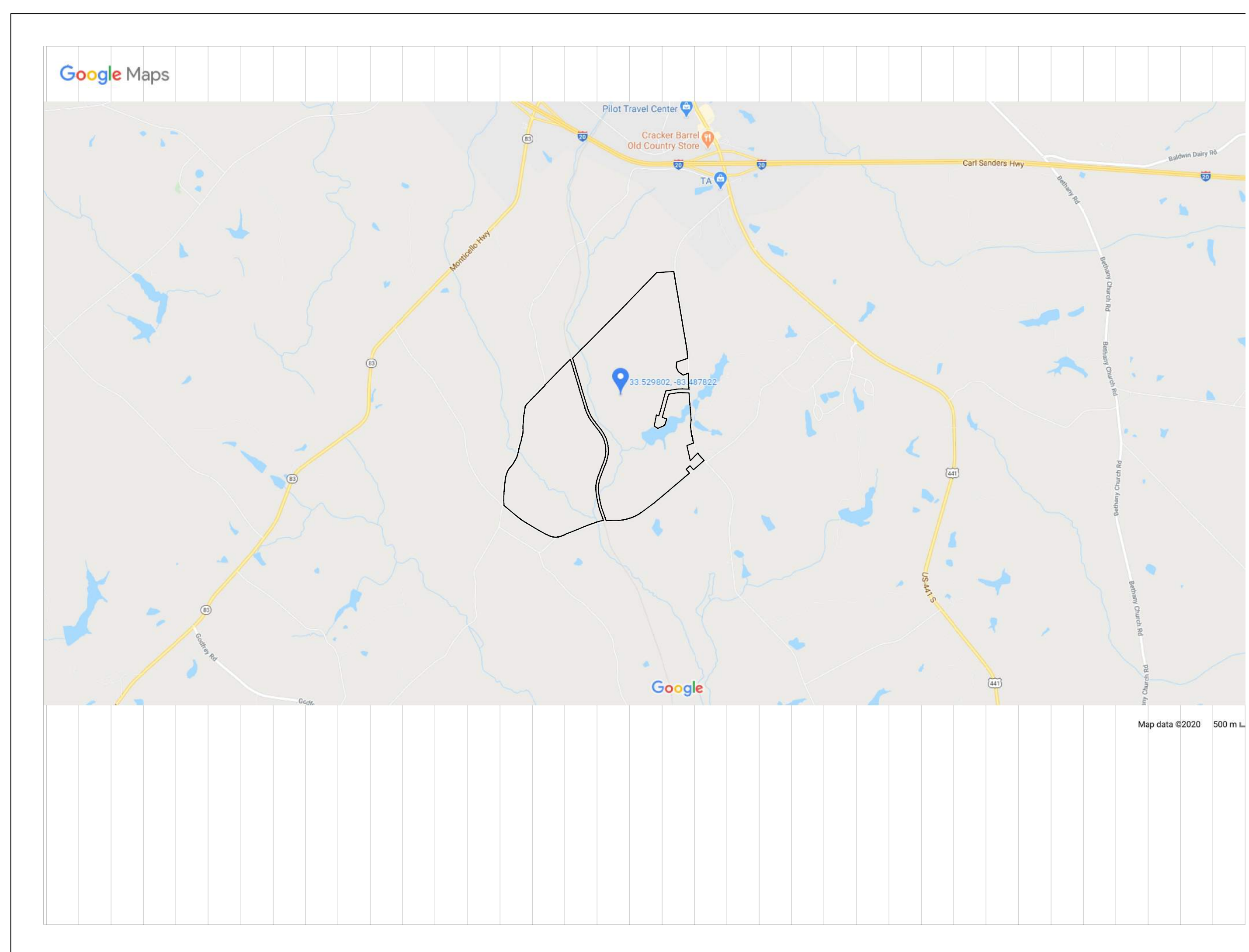
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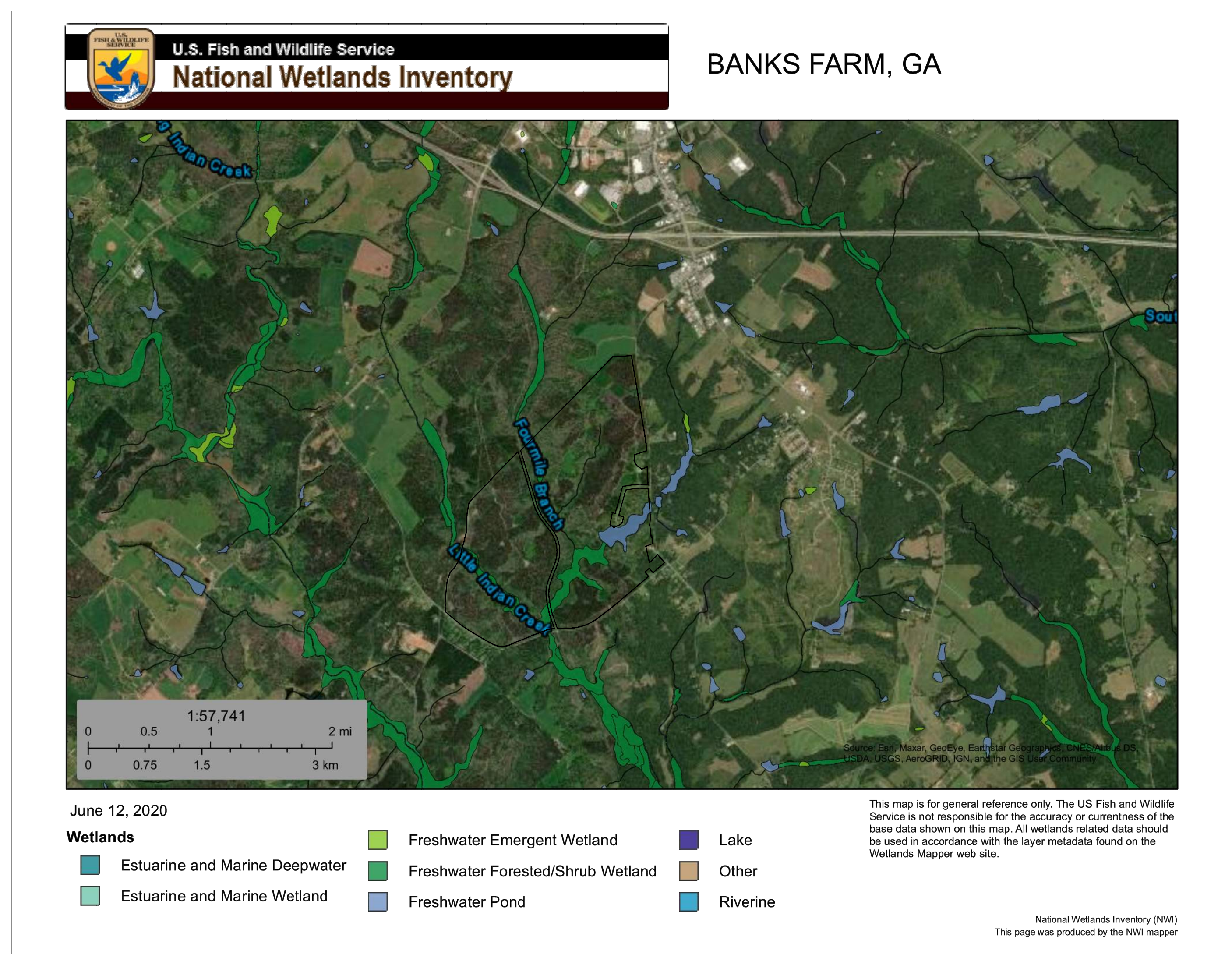


BANKS FARM RESIDENTIAL LAND PLAN
1751 PIERCE DAIRY RD/ 047003/ 047003C/ 047004

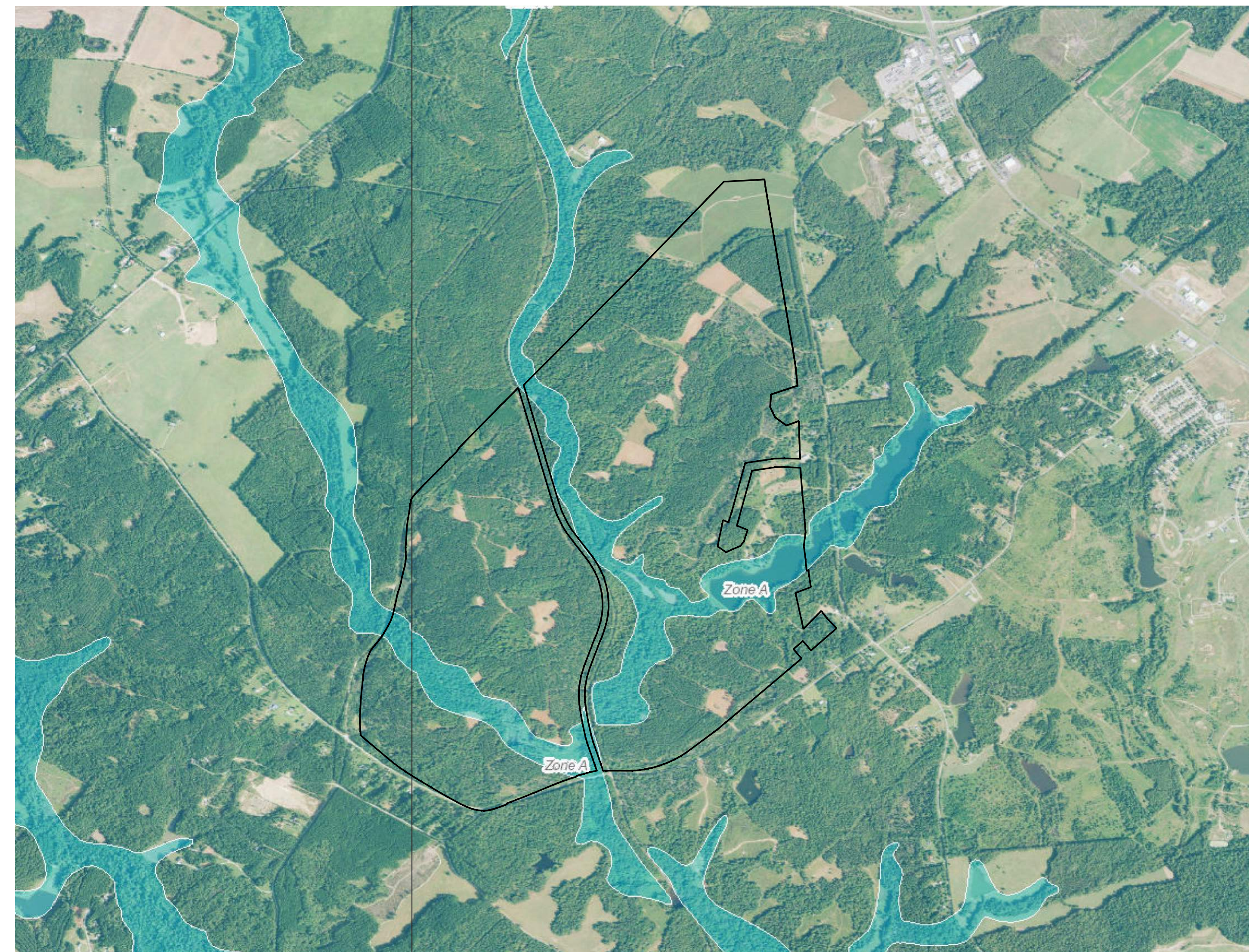




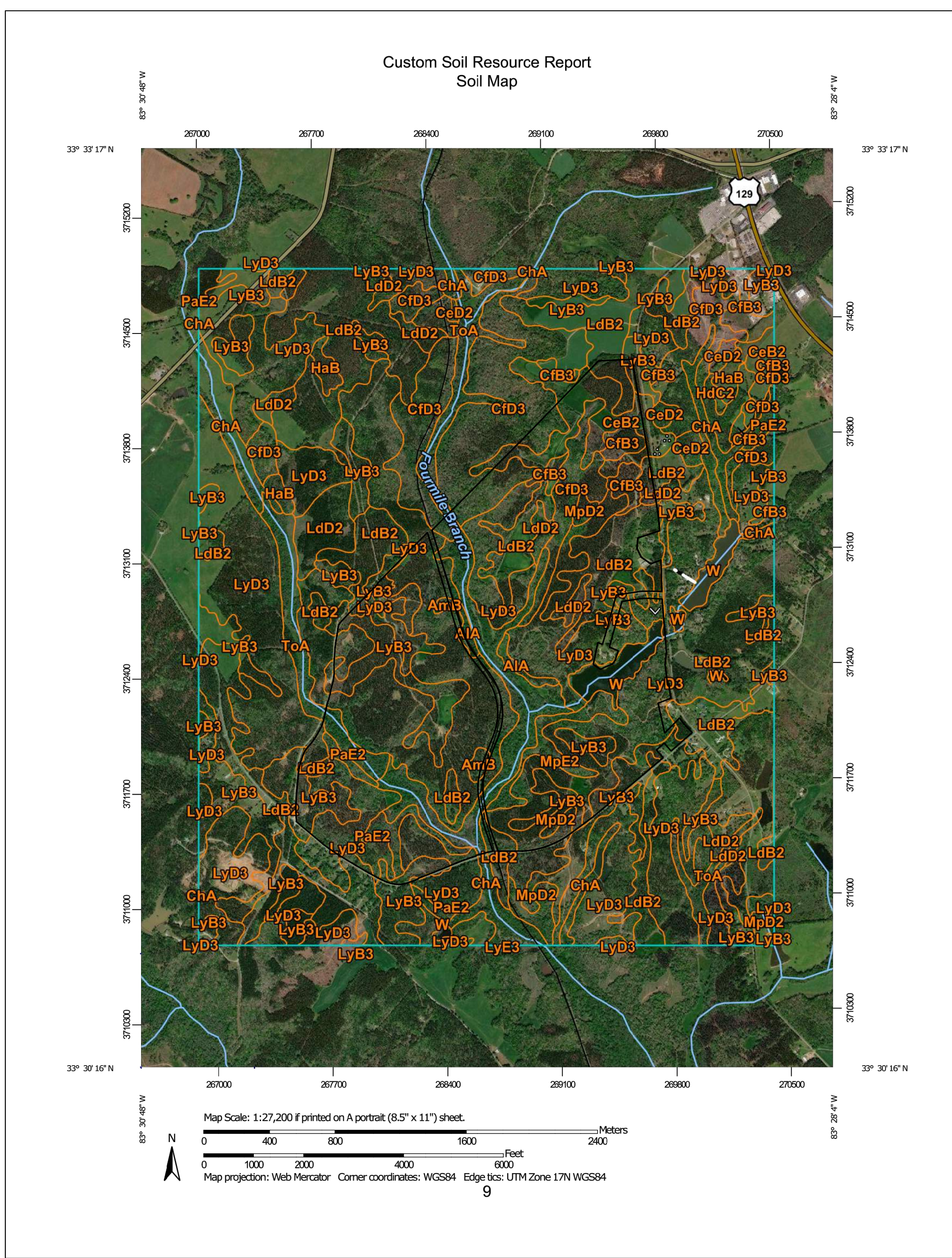
SITE LOCATION MAP



WETLAND INVENTORY MAP



FEMA MAP



SOILS MAP

Table 4.2
Dimensional Requirements by Zoning District (Agricultural, Residential, Lakeshore Residential, Recreation Conservation)
See Table 4.1 Permitted and Conditional Uses by Zoning District for additional dimensional requirements

USE DESCRIPTION	AG	R1	R2	R3	LR1*	LR2*	LR3*	RC
Minimum site area to rezone to this district (acres)	5	2	1.5	1(1)	1.5	1(1)	1(1)	1(1)
Minimum lot size per single family detached dwelling unit (sq. ft.)	217,800	87,120	68,340	43,560	65,340	43,560	43,560	43,560
Minimum lot size per two family (duplex) dwelling unit (sq. ft.)				52,272	43,560	52,272	43,560	
Minimum lot size per manufactured home (sq. ft.)	217,800	87,120		43,560	43,560	43,560	43,560	
Minimum lot size per multi-family dwelling unit (sq. ft.)				(3)			(3)	43,560
Minimum lot width for dwellings (feet)	150	150	100	100	100(3)	100	100	100(3)
Minimum lot width for other uses (feet)								100
Minimum front yard setback for dwellings (feet) (2)	75	75	30	30	30(3)	30	30	30(3)
Minimum front yard setback for other uses (feet) (2)	15	15	15	15	15(3)	15	15	15(3)
Minimum side yard setback for other uses (feet) (2)	40	40	40	40	40(3)	40	40	40(3)
Minimum rear setback for dwellings (feet) (2)								15
Minimum rear setback for other uses (feet) (2)	20	20	20	20	20	20	20	20
Maximum height for all dwelling units (feet)	35	35	35	35	35	35	35	35
Minimum distance between buildings on the same lot (feet)	20	20	20	20	(3)	20	20	20(3)
Maximum impervious surface per lot (percentage)	25	30	30	35	40	25	35	40
Minimum heated floor area per dwelling unit (sq. ft.)	800	1,200	1,000	800 (3)	1,200	1,000	800 (3)	

(1) Permitted only of water and wastewater standards are met.
(2) Buffer requirements contained elsewhere in this ordinance shall be required in addition to these minimum yard requirements.
(3) See 7.25 for multi-family requirements.
* In Lakeshore Residential and Lakeshore Town Center Overlay Districts, a forty (40) foot setback is required from all Georgia Power right-of-way property on Lake Oconee.

Table 3-1 Major Subdivision Minimum Lot Size Standards

Zoning District	Min. Lot Size with No Dedicated Permanent Open Space	Minimum Lot Size with Minimum 10% Open Space	Minimum Lot Size with Minimum 20% or More Open Space
AE	10 acres	7.5 acres	5 acres
AG	5 acres	3.5 acres	2 acres
AR	2 acres	1.75 acres	1.5 acres
R1/RL1	1.25 acres	1.25 acres	1.25 acres
R2/RL2	1 acre	0.8 acre	0.6 acre
R3/RL3*	varies	varies	varies
MXD*	varies	varies	varies

* Please see corresponding Zoning Ordinance Article 6, 8, and 11. Minimum lot sizes with an open space provision will be determined by the actual mix of residential types and the maximum density per unit lot size for the type of residential building.

- (c) Minimum Setbacks: In a major subdivision or private road subdivision, no building shall be located within 100 feet of the periphery of the subdivision site or within 250 feet of the right of way of an existing road. Such area between the subdivision's building lots and the periphery of the subdivision site may be included within the open space areas of the subdivision, if the setback area is subject to a conservation easement (refer to Article 4, Section 4.7 Ownership of Open Space).
- (d) Minimum Required Buffers: In major, minor or private road subdivision, an undisturbed buffer of 100 feet shall be maintained surrounding any Local, State and Federal Protected Conservation Areas (including floodways, stream greenways, wildlife habitats, cemeteries, wetlands and flood hazard areas as described in Article 4, Section 4.3 a. et. al.), structures and/or properties listed on or eligible for the National Register of Historic Places, and other specific identified cultural resource areas (as defined in the Zoning Ordinance, Article 21 Resource Conservation). Such undisturbed buffers may be included within the open space areas of the subdivision if the buffer area is subject to a conservation easement (refer to Article 4, Section 4.7 Ownership of Open Space).
- (e) Authority of Health Department: Nothing contained in this Article shall be construed as preventing the Health Department, after study of the conditions existing in a proposed subdivision, from requiring that all or any portion of the area of such subdivision shall not be built upon or that the minimum lot sizes set forth in these regulations are inadequate and must be increased to ensure the protection of the public health.
- (f) Adequate Building Sites: Each lot shall contain a site large enough for a normal building that will meet all building setback requirements and not be subject to flood or periodic inundation.

LOT DIMENSIONAL REQUIREMENTS

BANKS FARM RESIDENTIAL LAND PLAN
1751 PIERCE DAIRY RD/ 047003/ 047003C/ 047004

