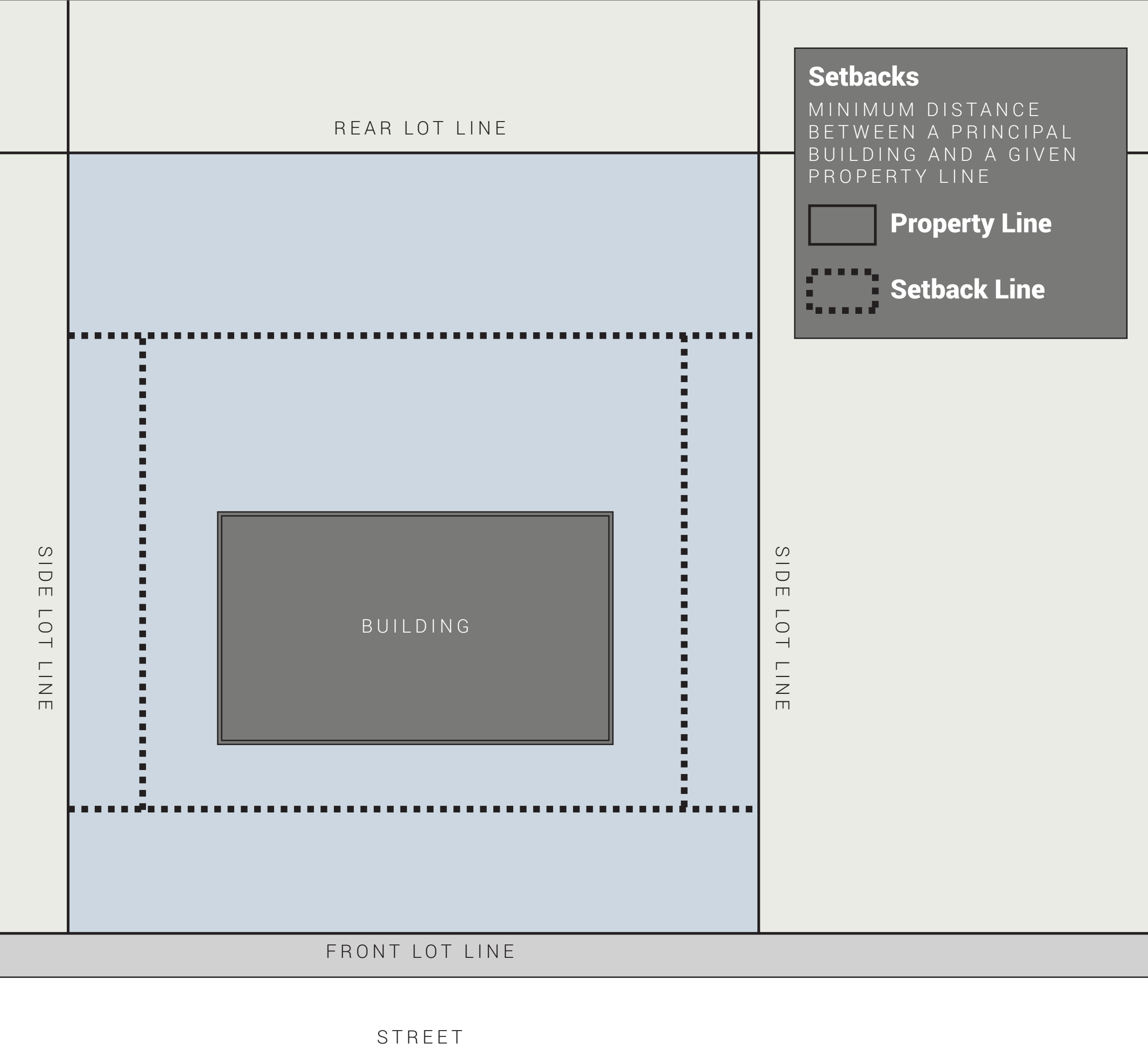
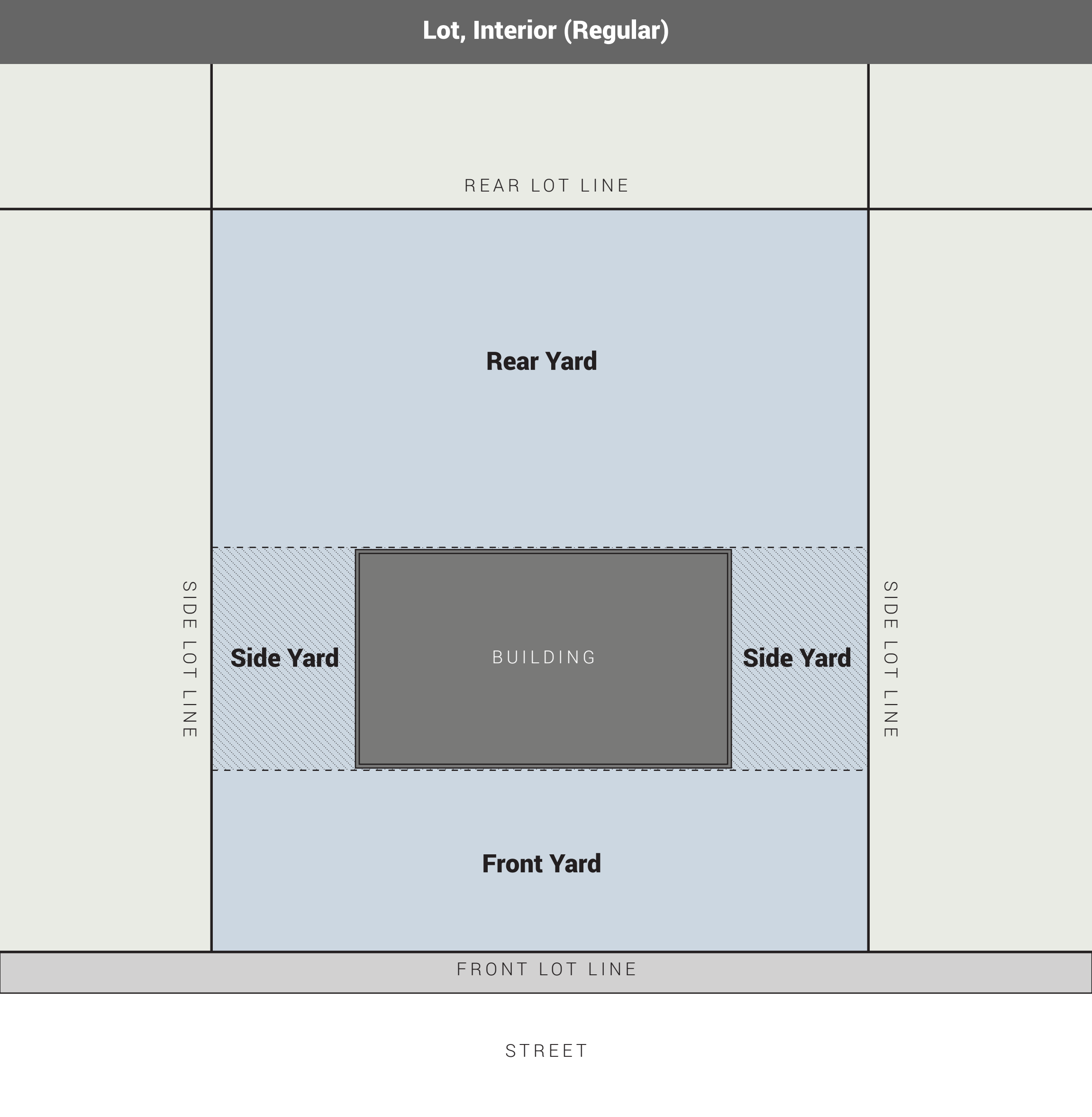
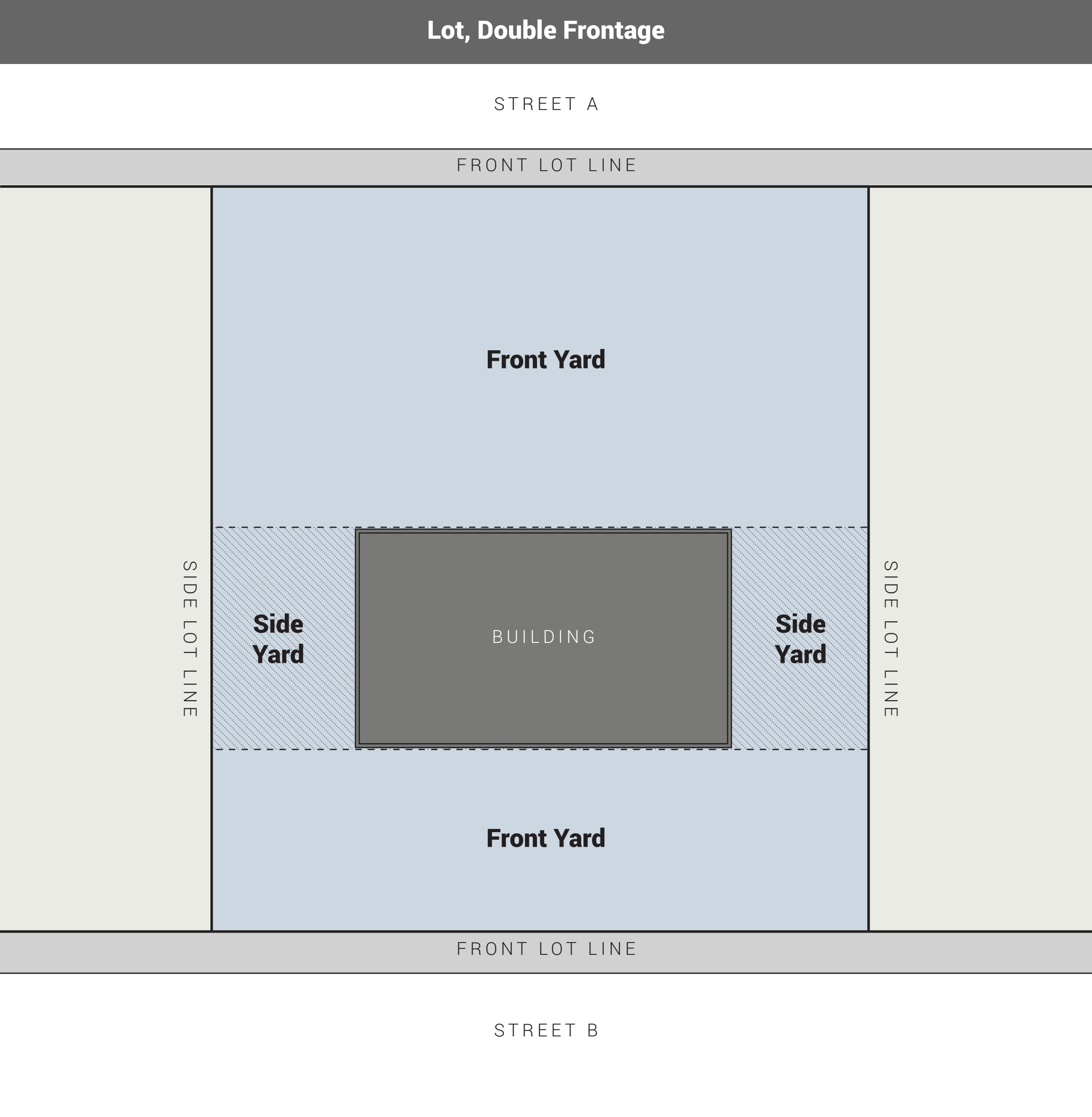


Building Setback Line

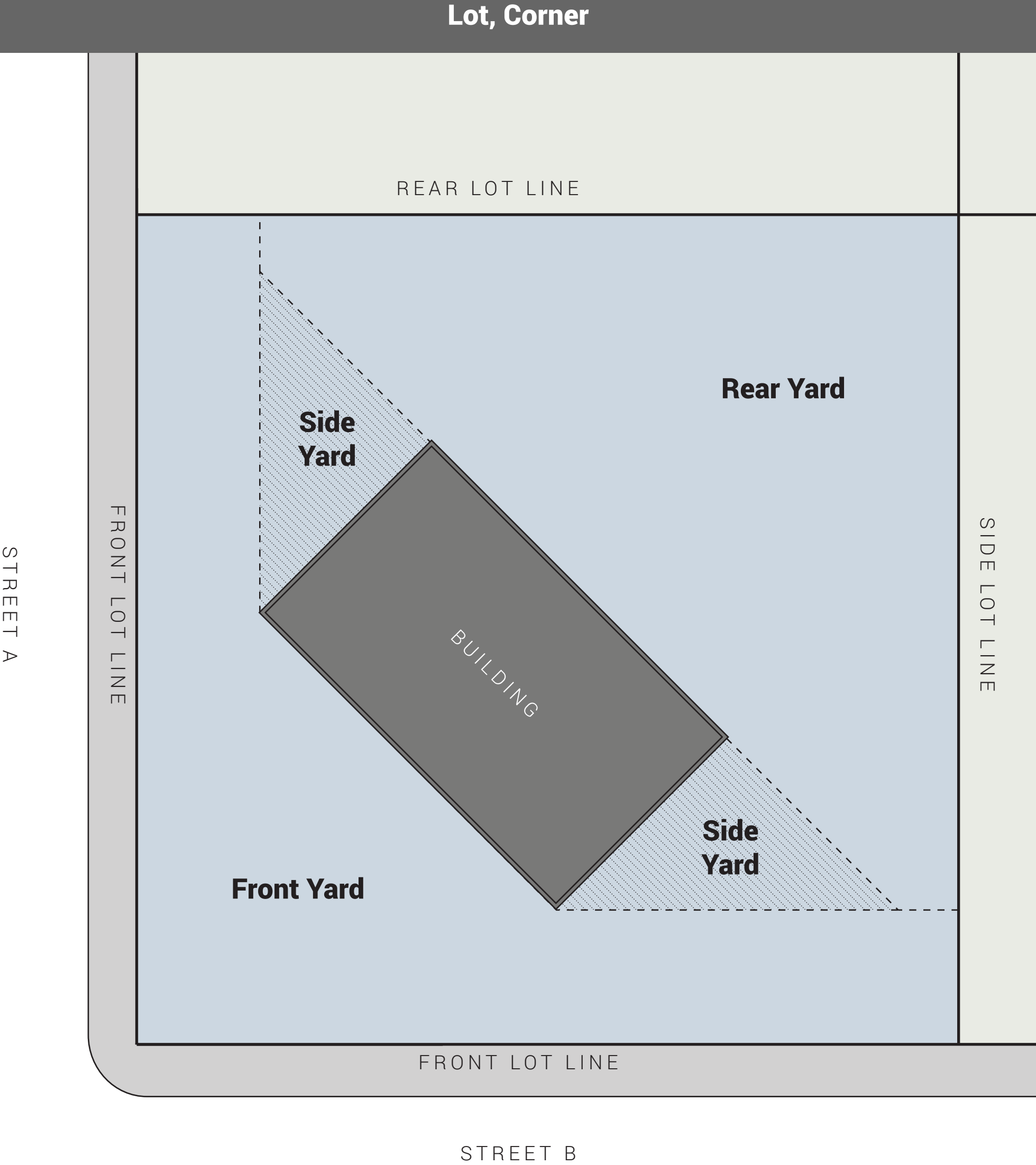




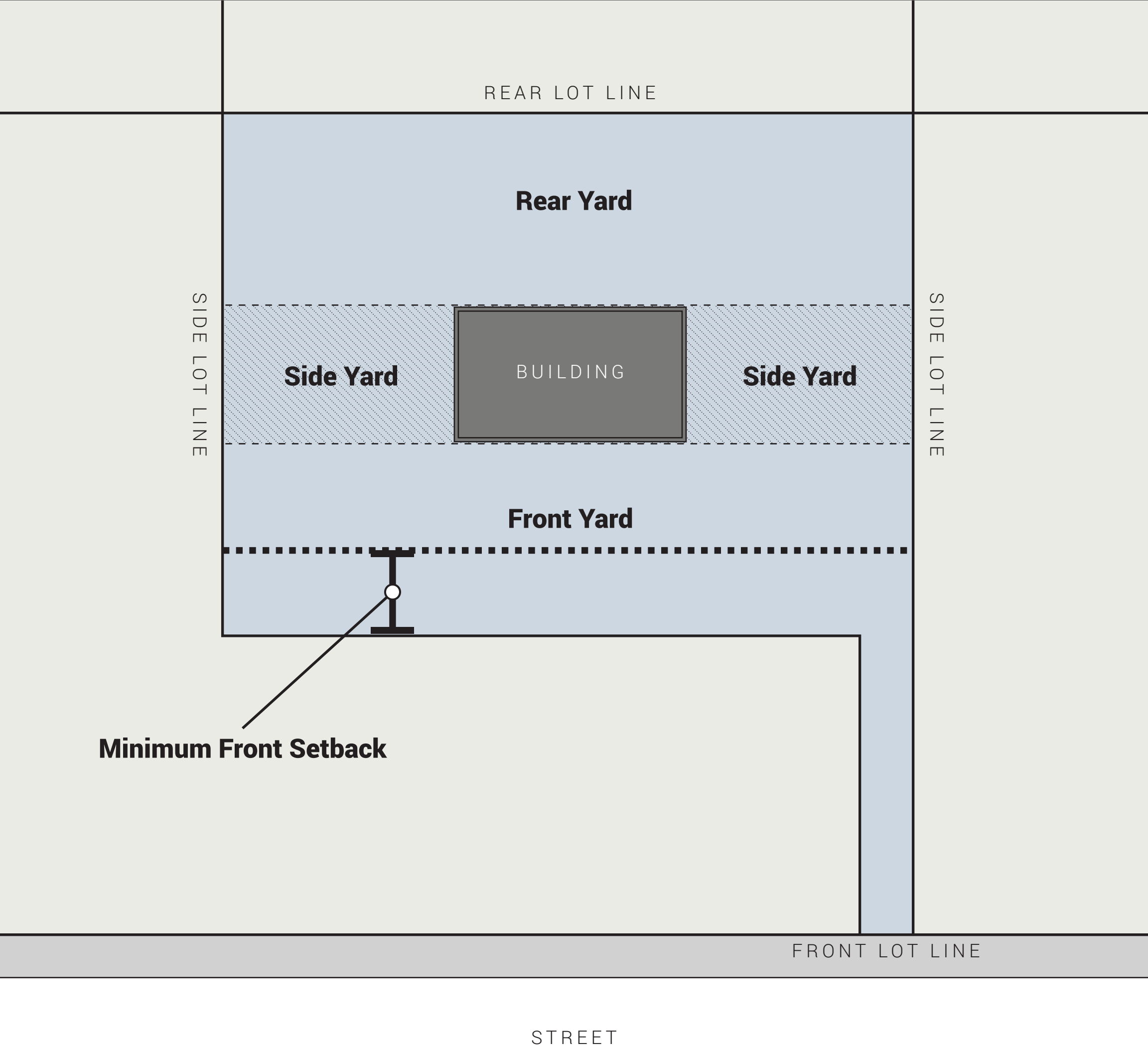




Lot, Corner



Flag Lot



Lot, Corner (Triangular)

STREET A

FRONT LOT LINE

Front Yard

FRONT FACADE

BUILDING

Side Yard

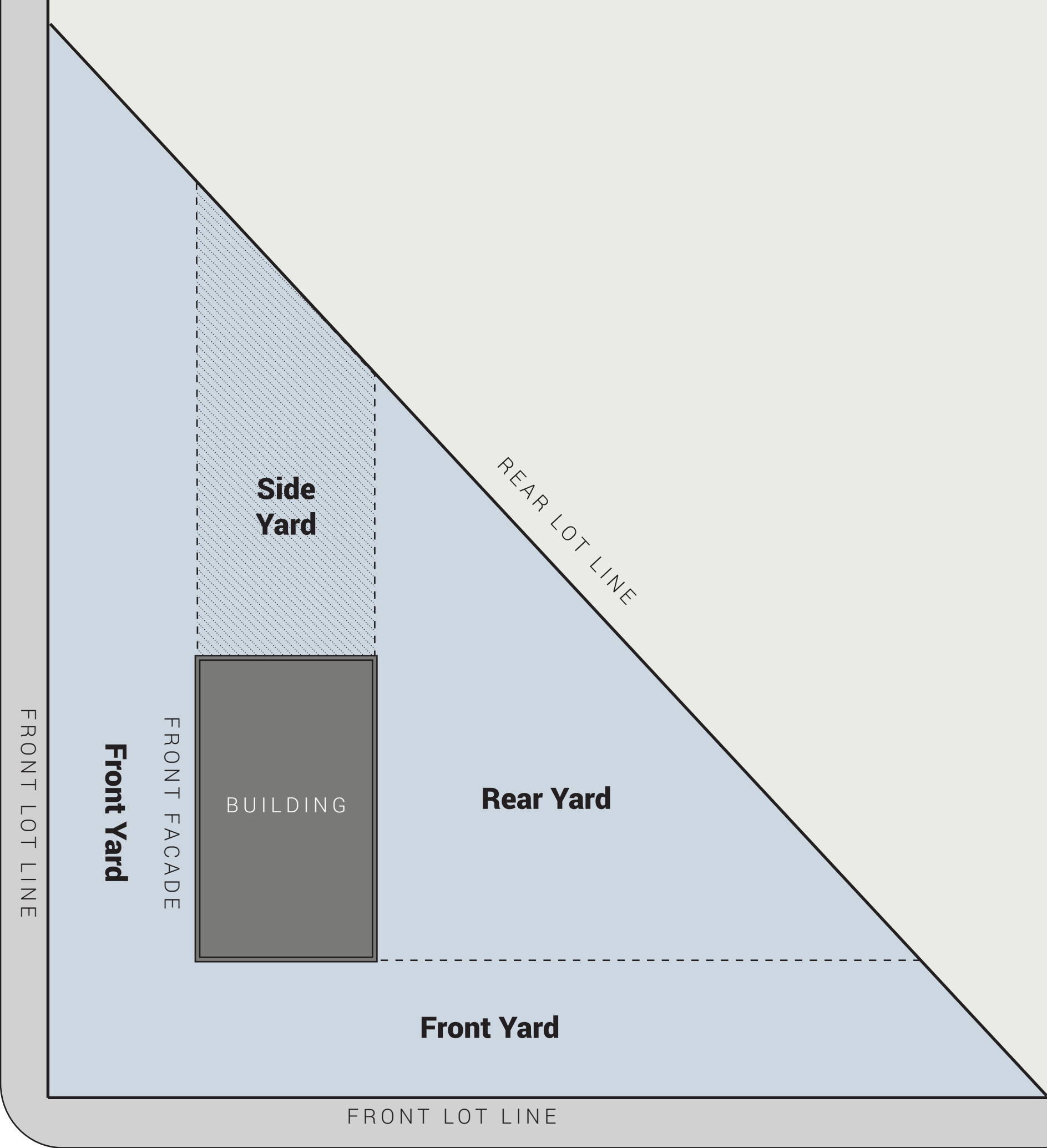
Rear Yard

REAR LOT LINE

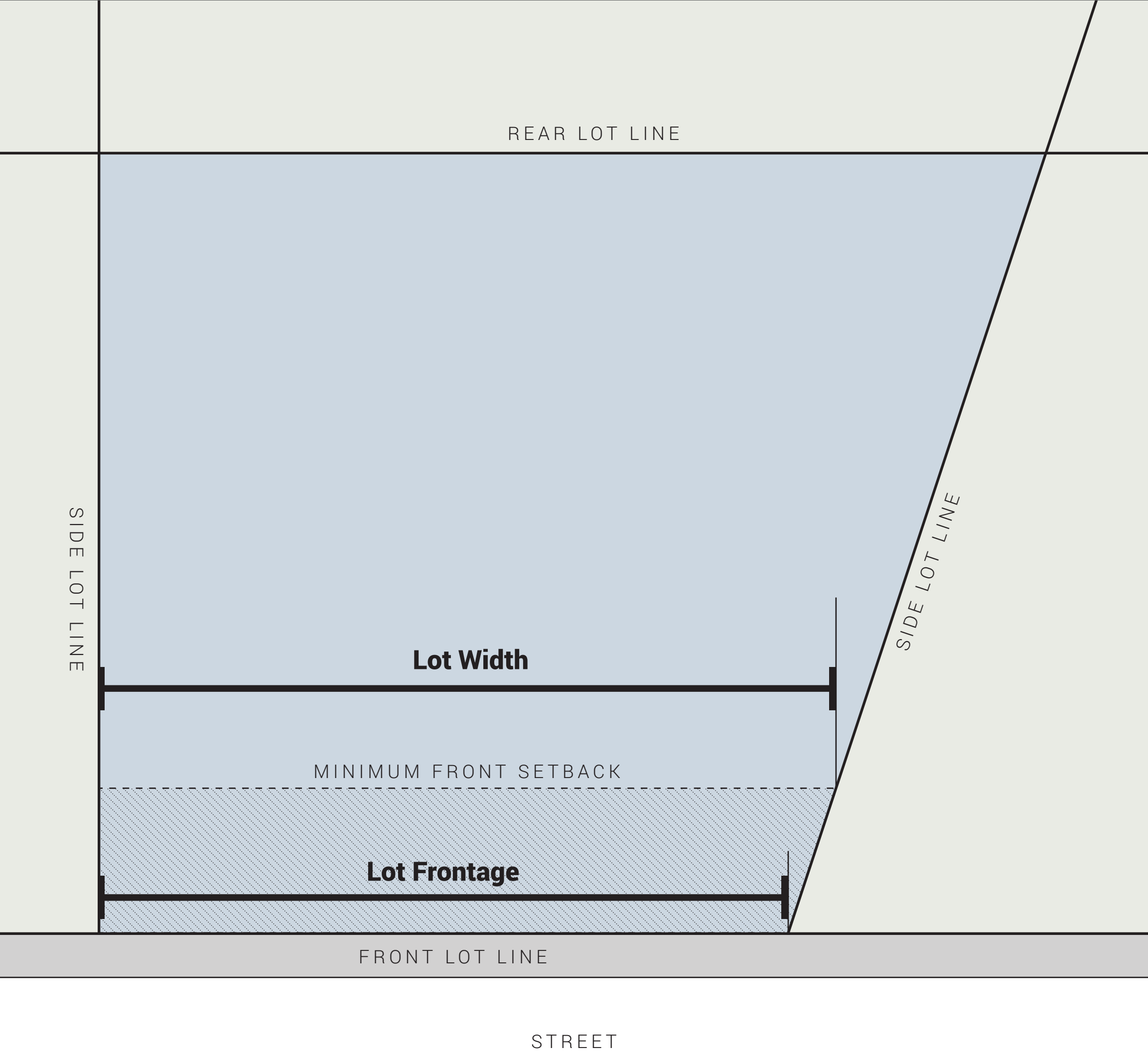
Front Yard

FRONT LOT LINE

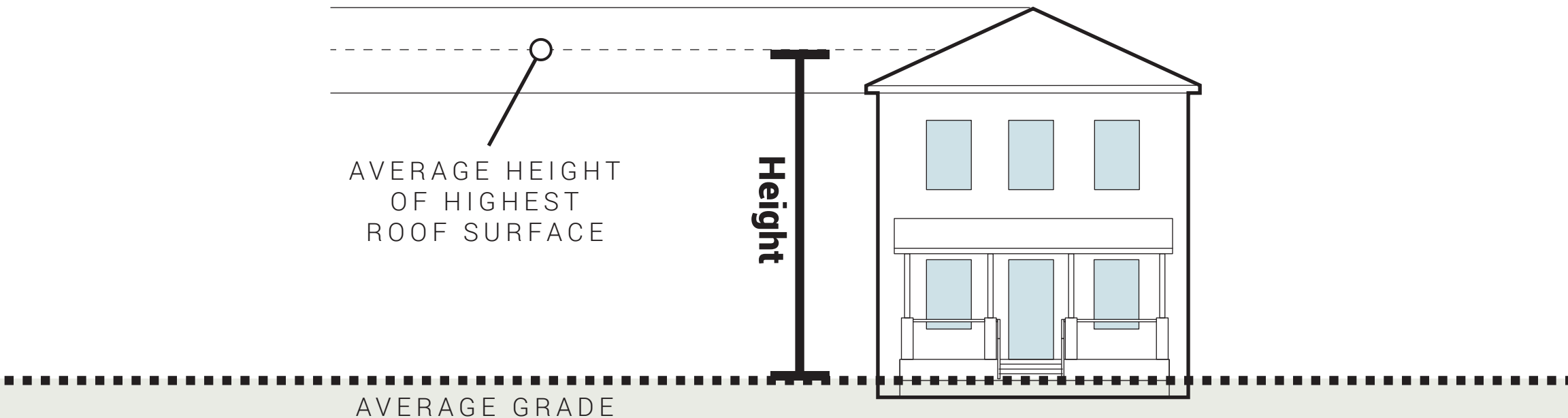
STREET B



Lot Width and Road Frontage



# Height, Building



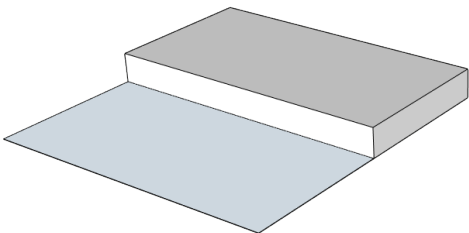
Floor Area Ratio (FAR)

50%  
LOT COVERAGE

75%  
LOT COVERAGE

100%  
LOT COVERAGE

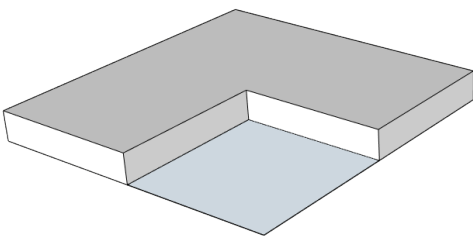
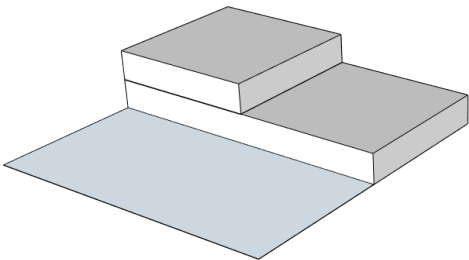
0.5  
FAR



N/A

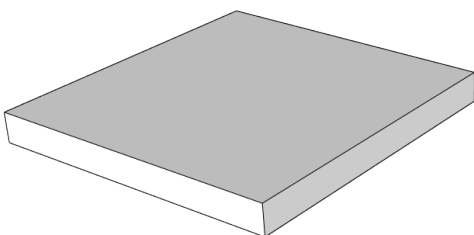
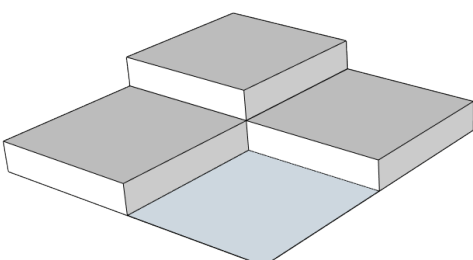
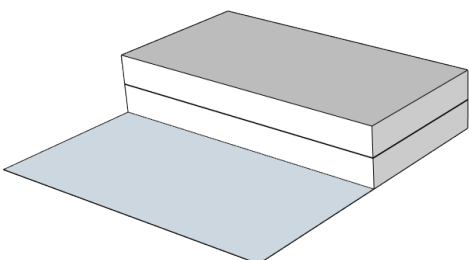
N/A

0.75  
FAR

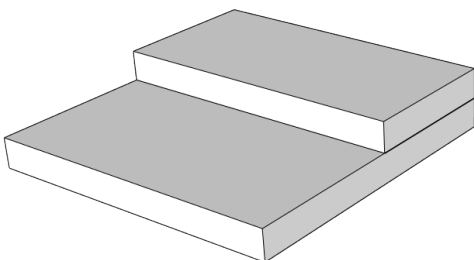
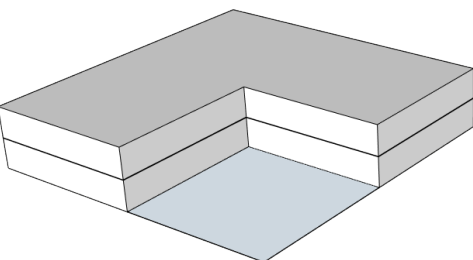
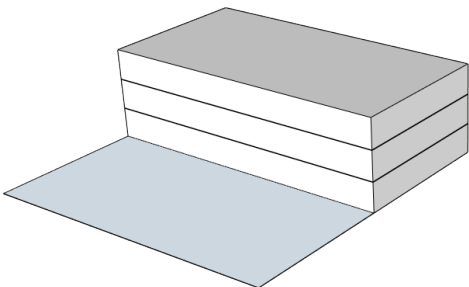


N/A

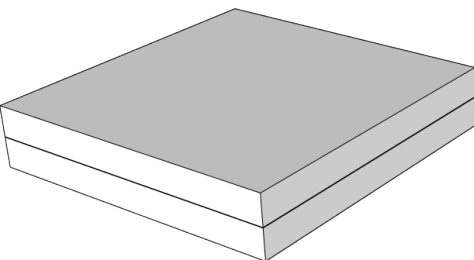
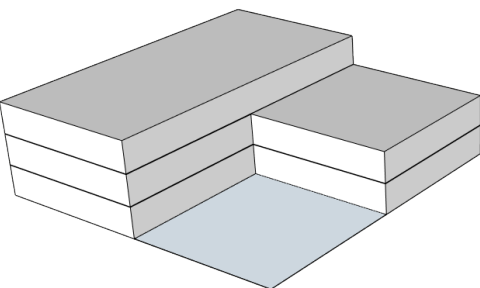
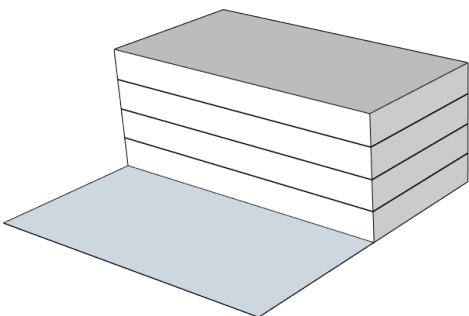
1.0  
FAR



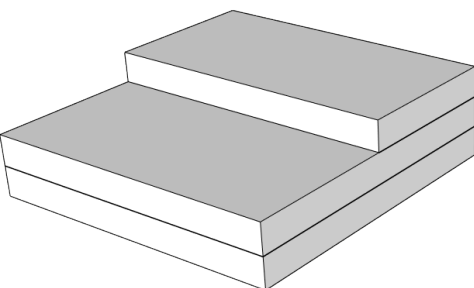
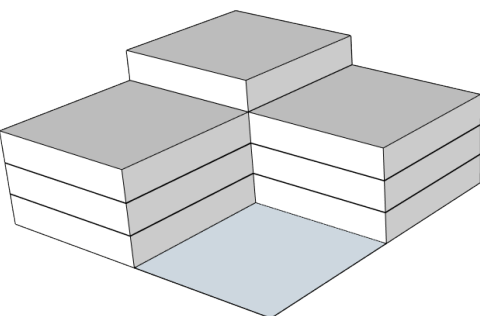
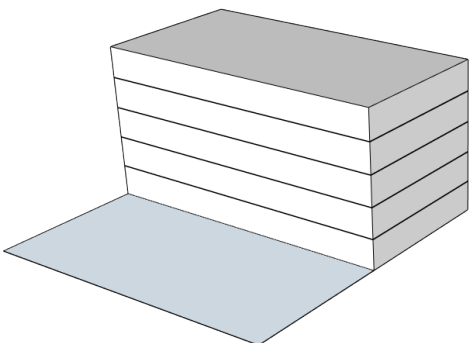
1.5  
FAR



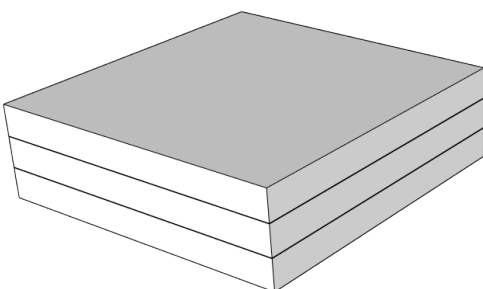
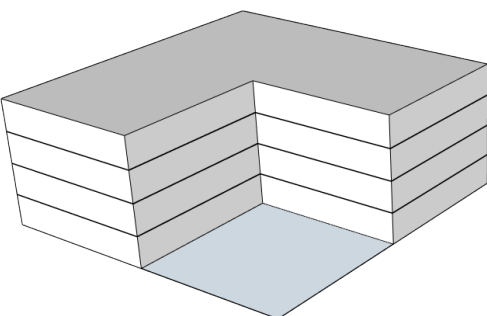
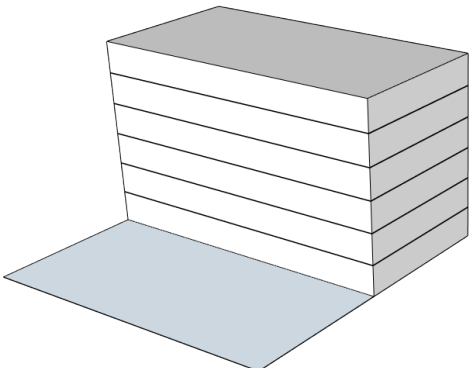
2.0  
FAR



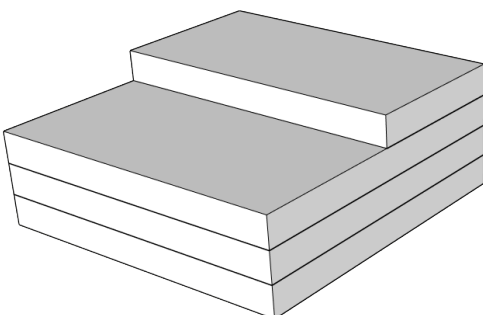
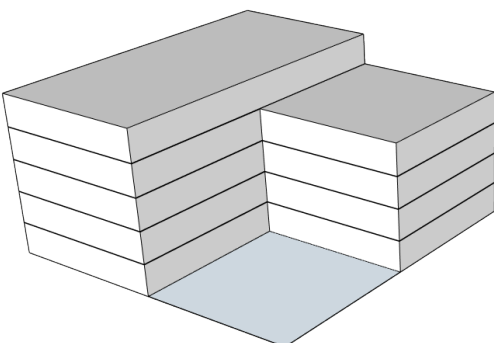
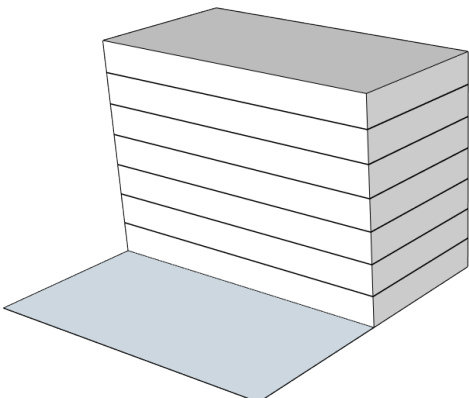
2.5  
FAR



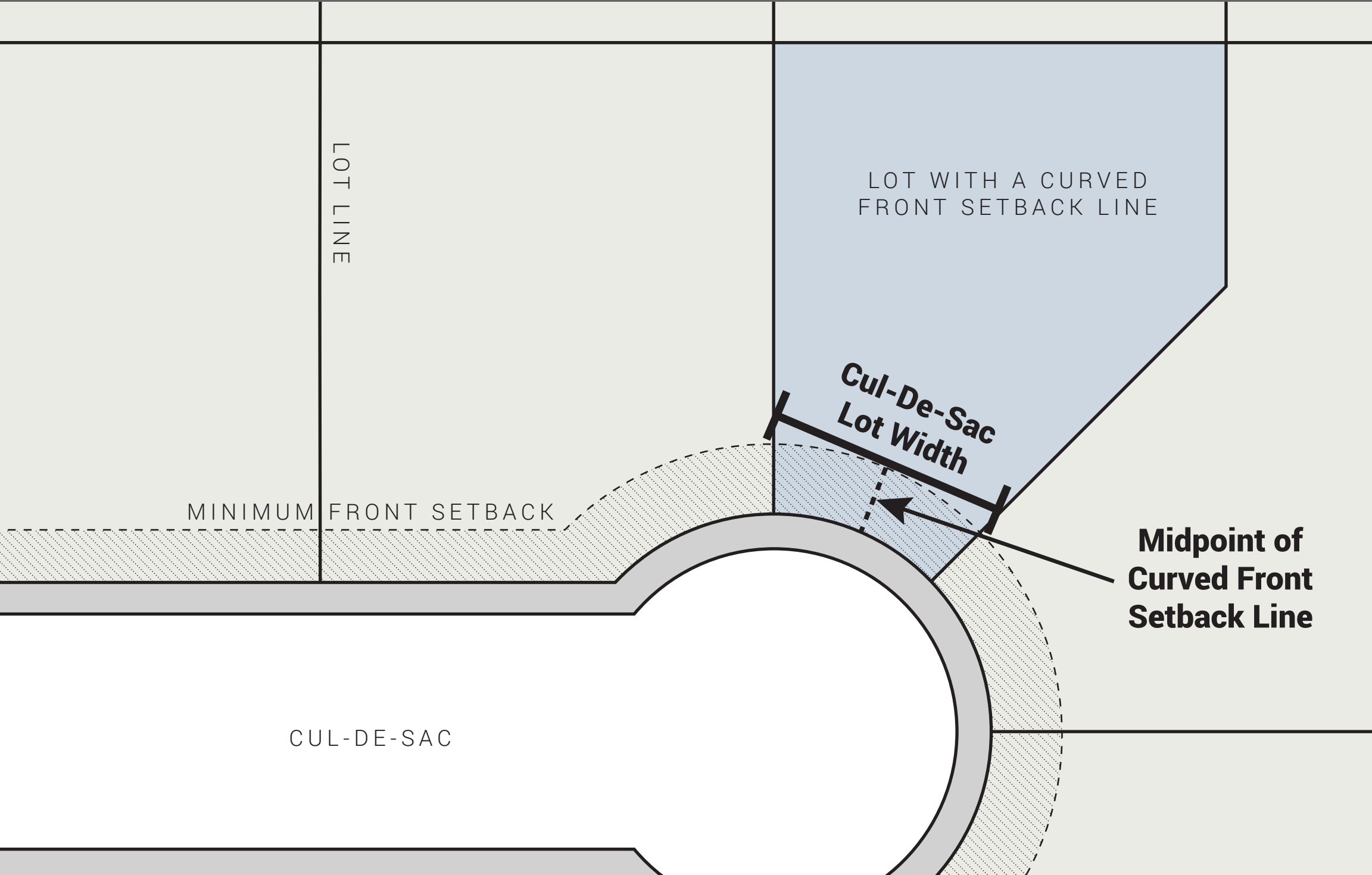
3.0  
FAR



3.5  
FAR

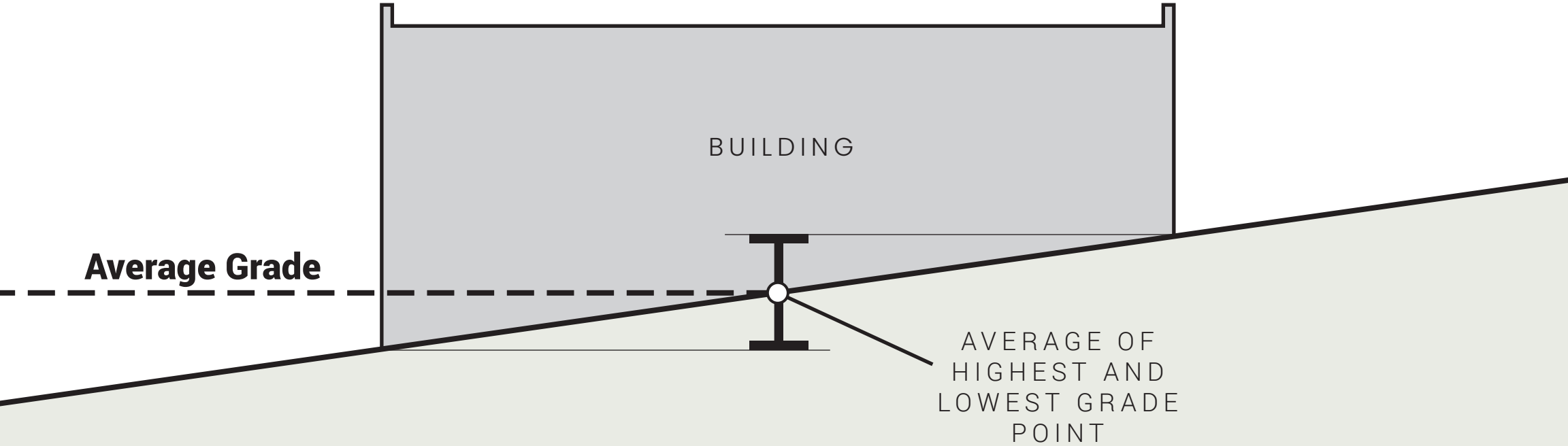


Lot Width, Cul-De-Sac

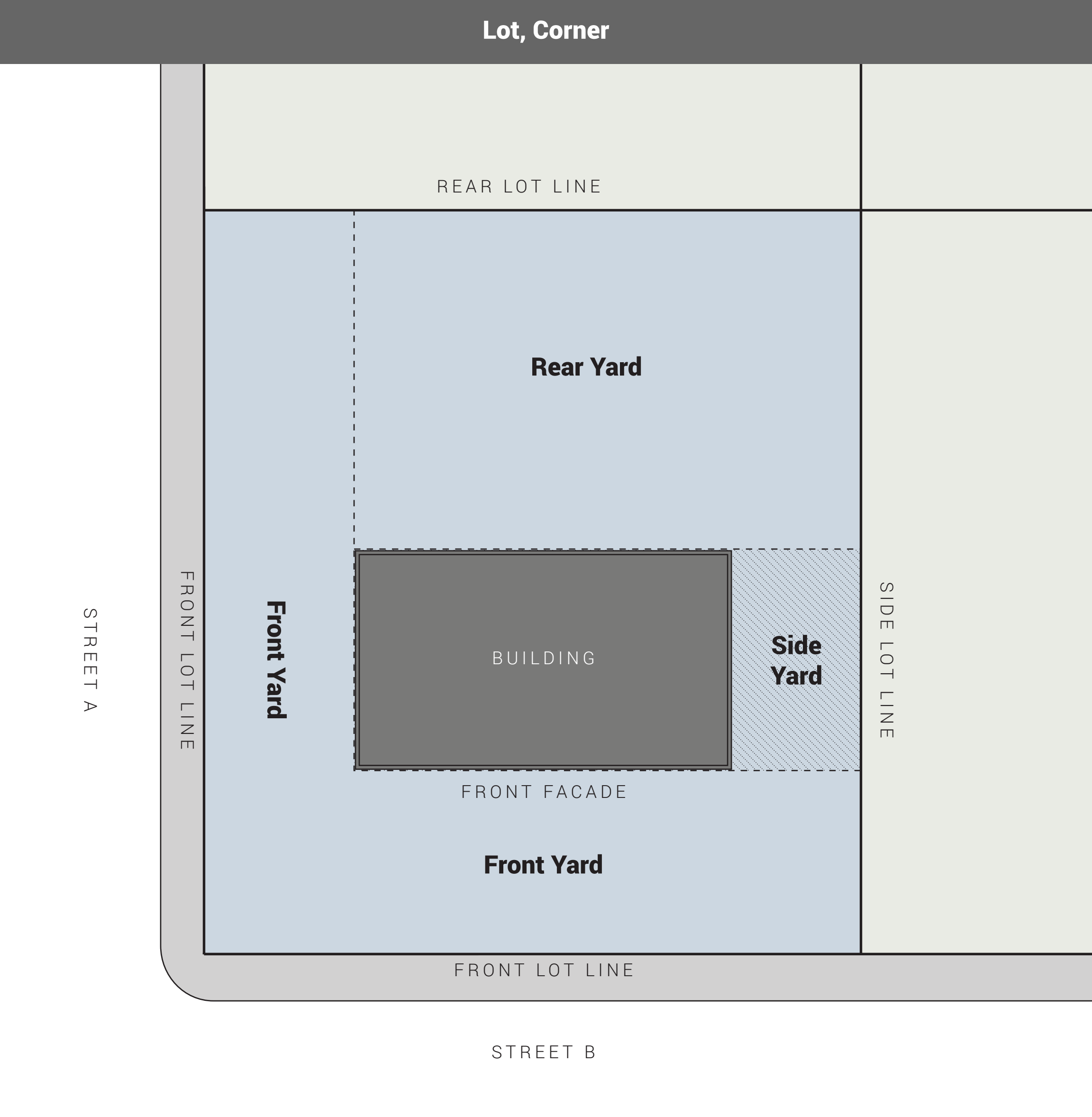


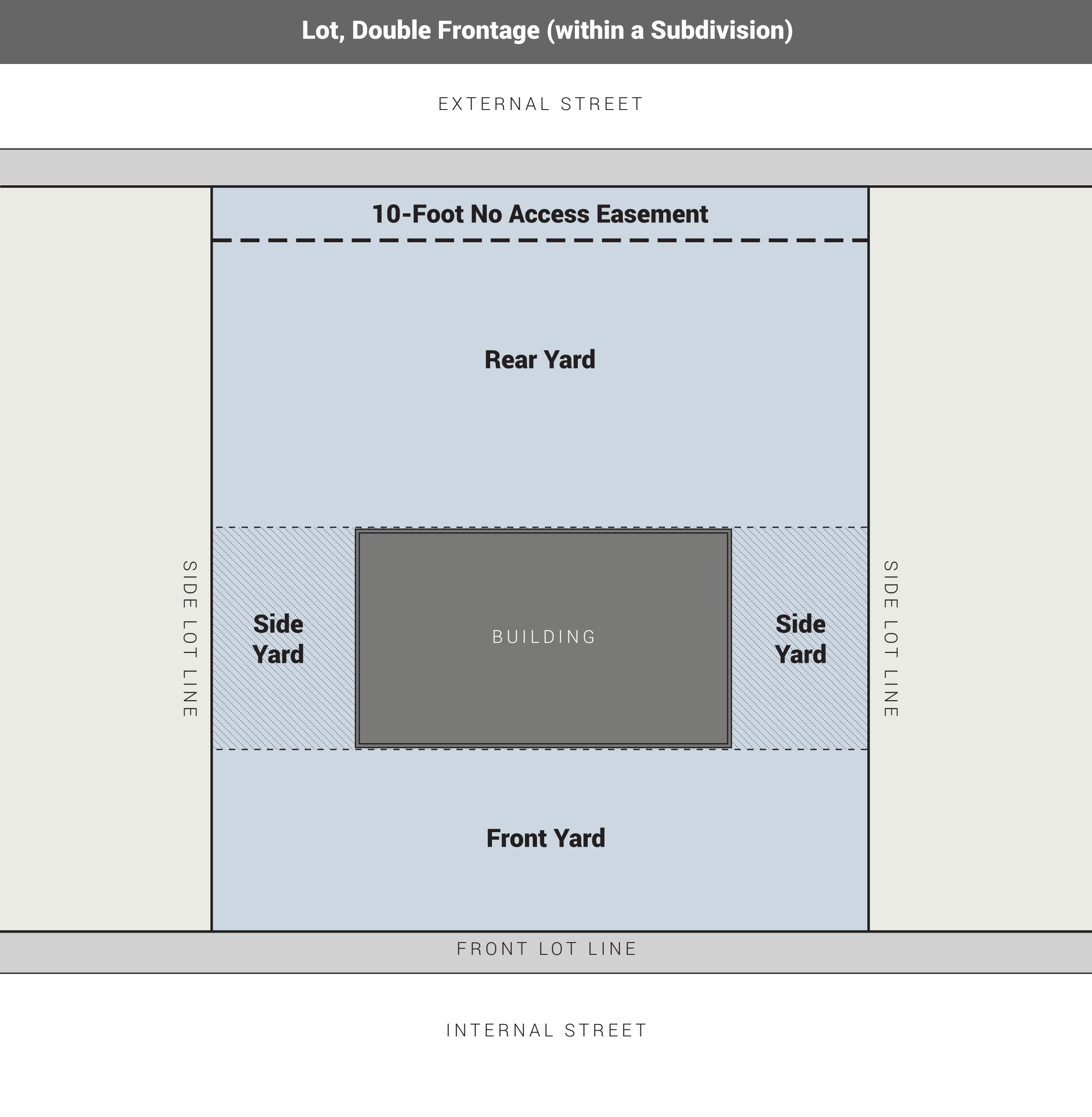


## Grade, Average









Lot, Double Frontage (within a Subdivision)

EXTERNAL STREET

10-Foot No Access Easement

Rear Yard

Side  
Yard

BUILDING

Side  
Yard

Front Yard

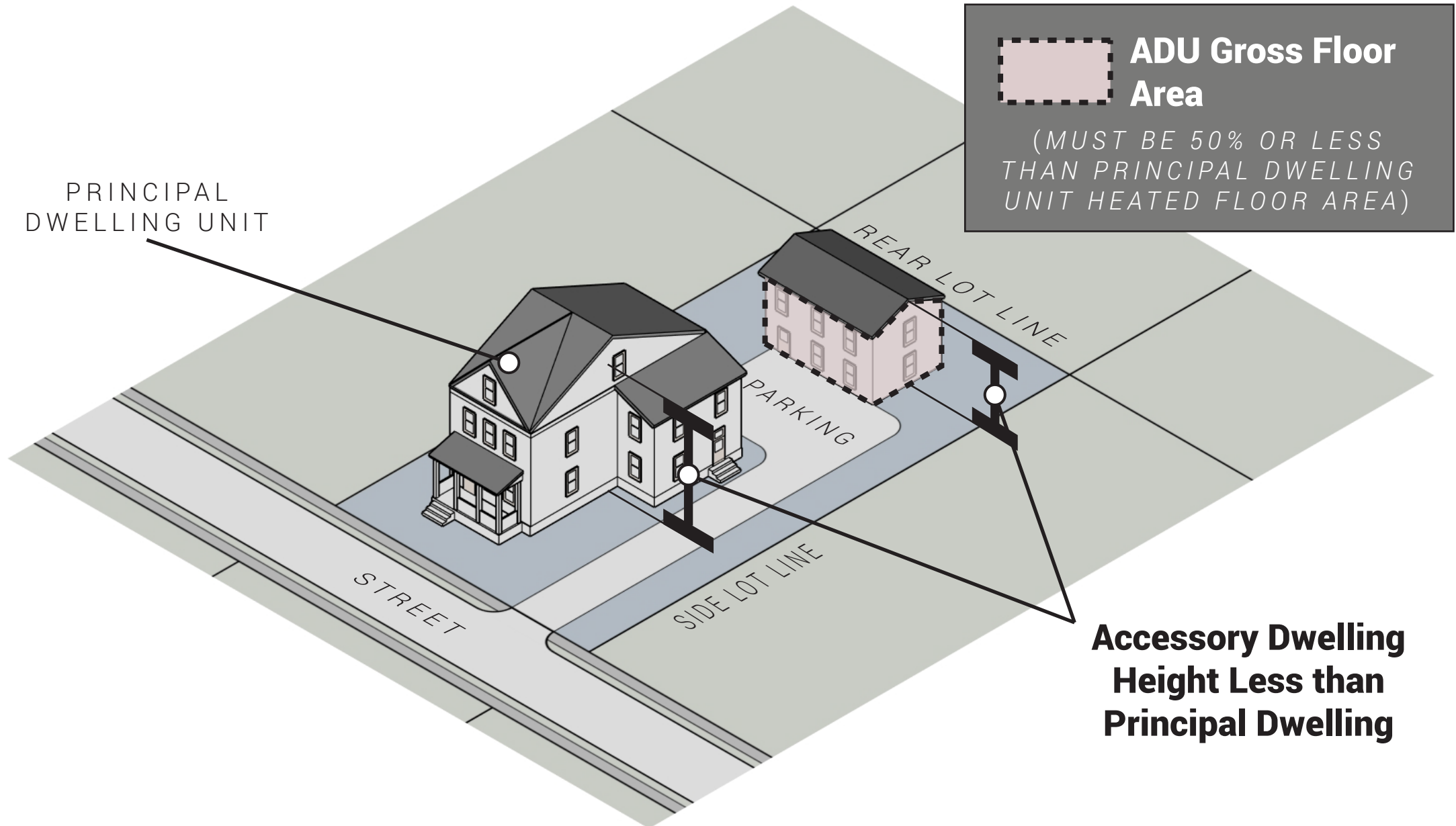
SIDE LOT LINE

SIDE LOT LINE

FRONT LOT LINE

INTERNAL STREET

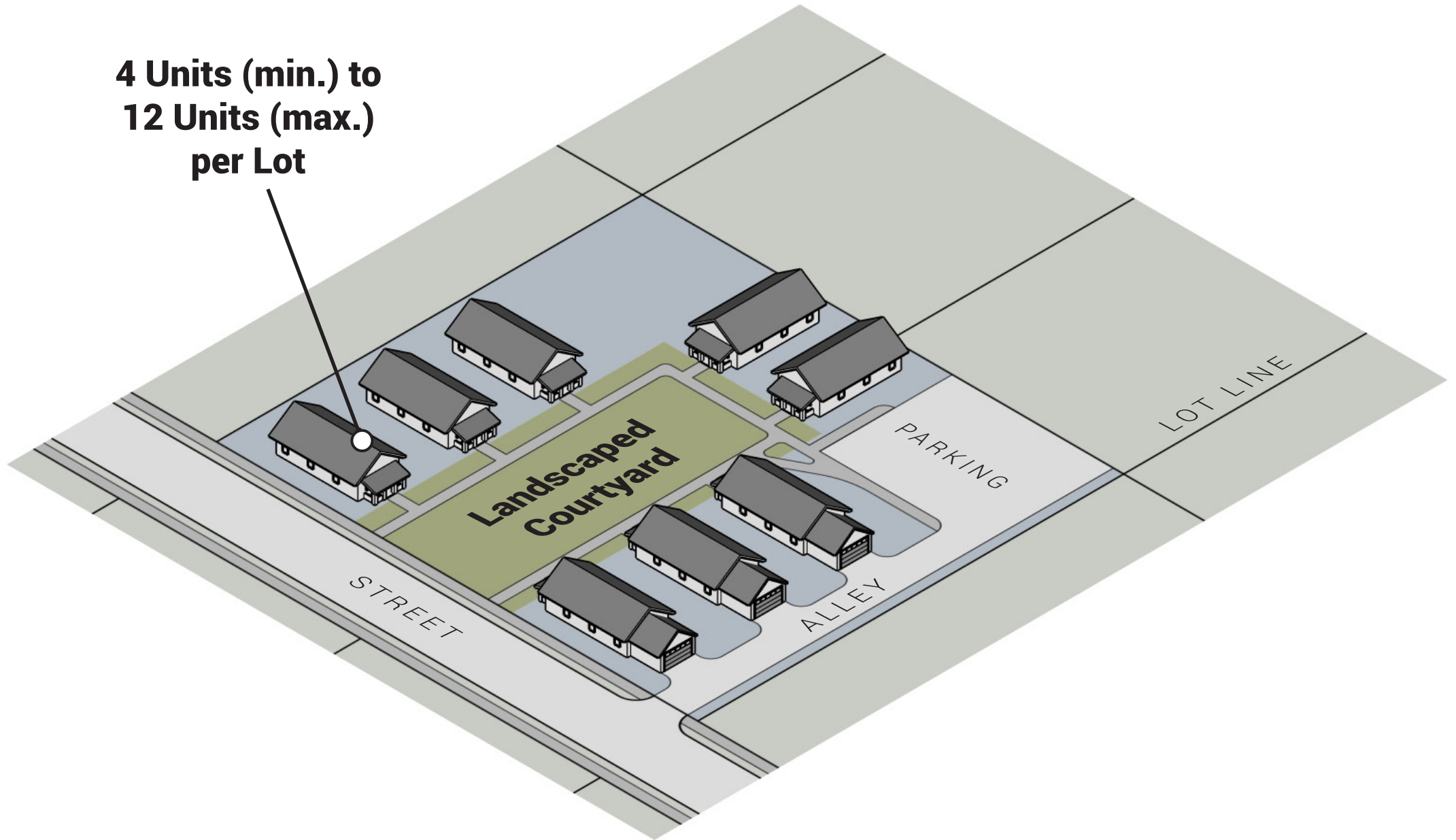
**210-140.11 and 212-50.4**  
**Dwelling, Accessory**



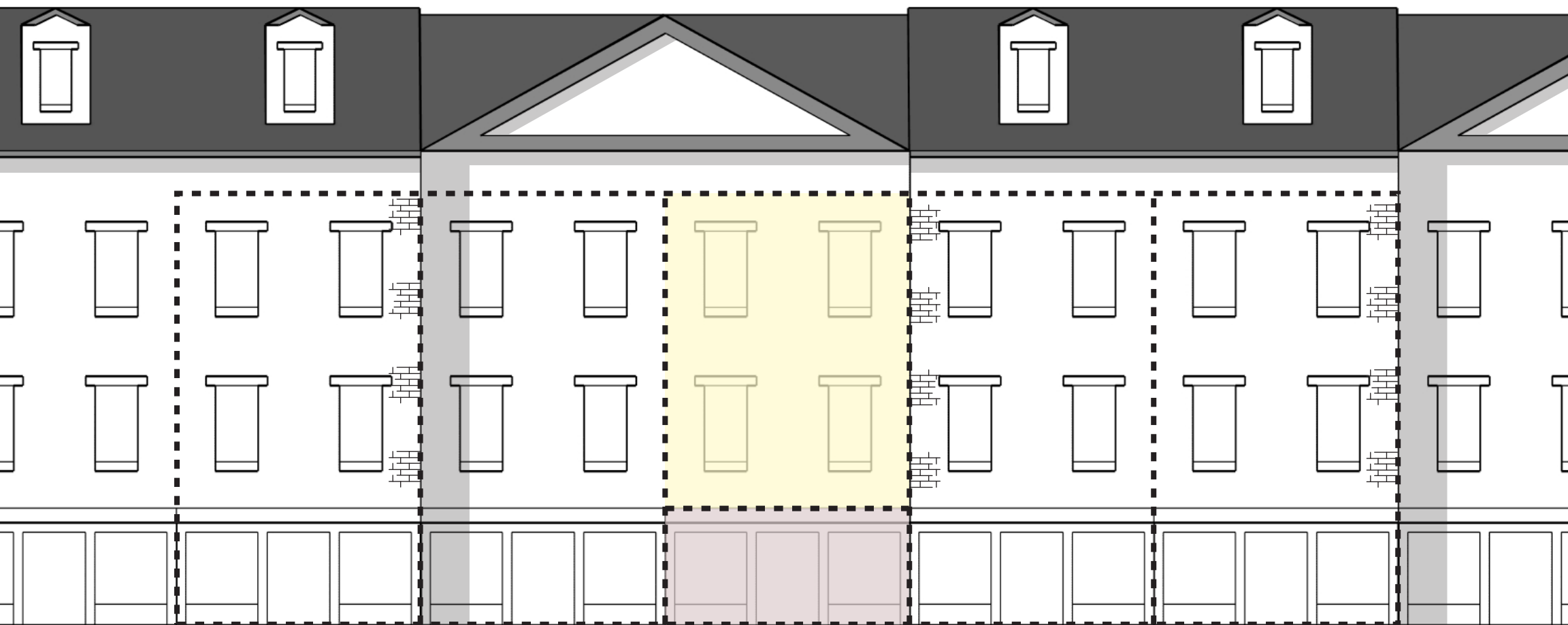
**210-140.12 and 212-50.5**

**Dwelling, Cottage Court**

**4 Units (min.) to  
12 Units (max.)  
per Lot**



210-140.15 and 212-50.8  
Dwelling, Live/Work



**Live Space**

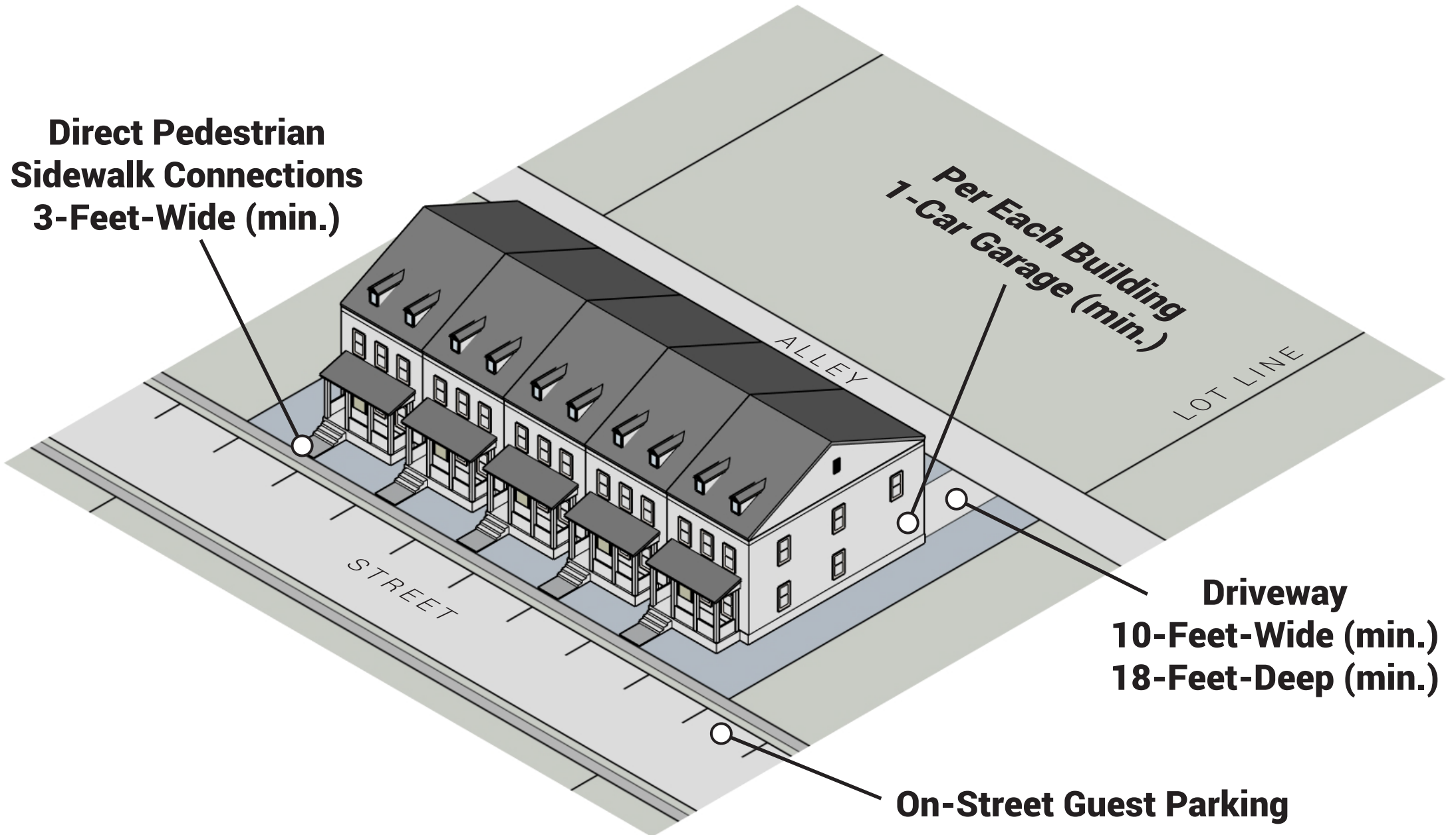
NON RESIDENTIAL  
(WORK): MIN. 500  
SQ.FT.; SHALL NOT  
EXCEED 50% OF  
UNIT SIZE



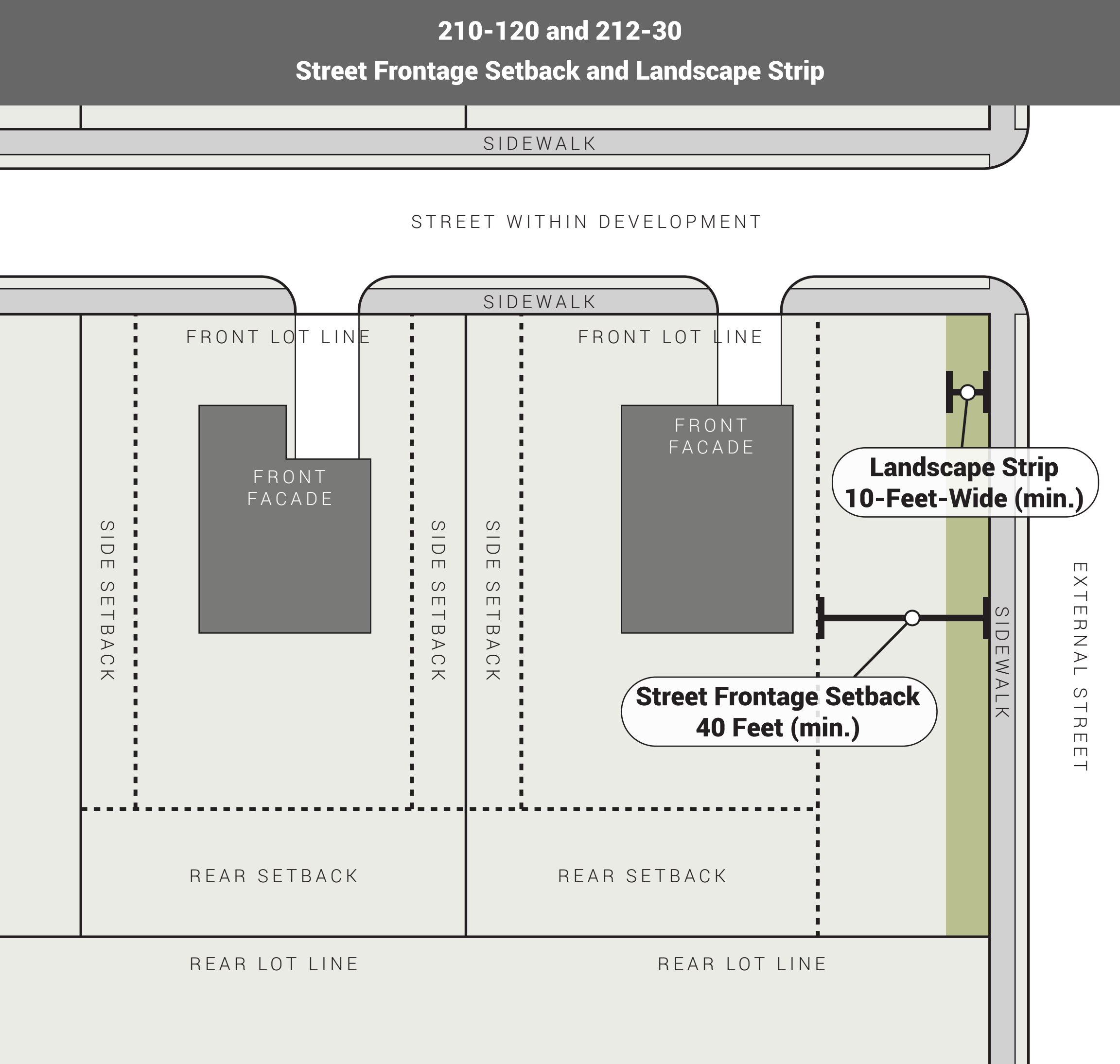
**Work Space**

**210-140.19 and 212-50.8**

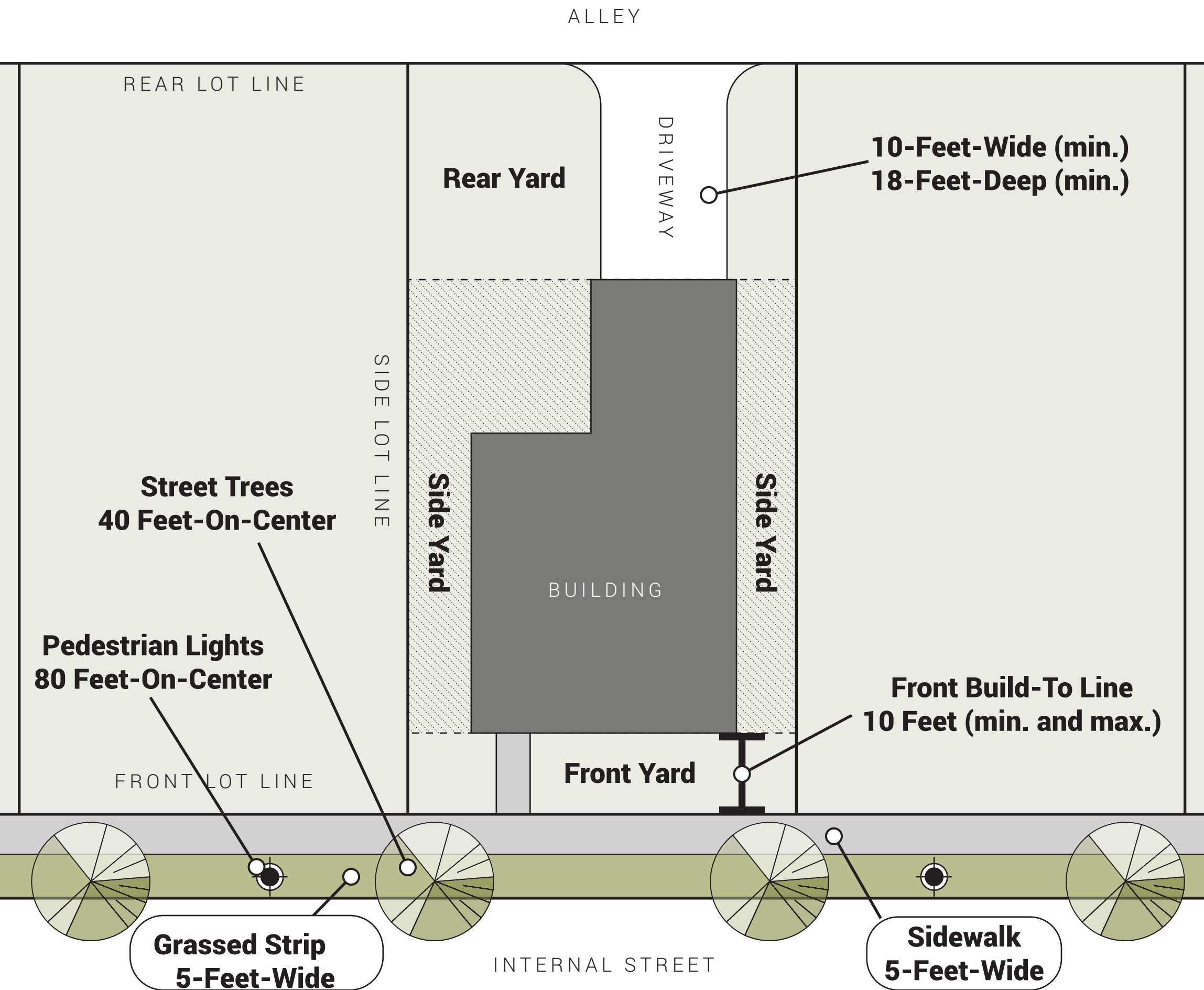
**Dwelling, Townhouse**



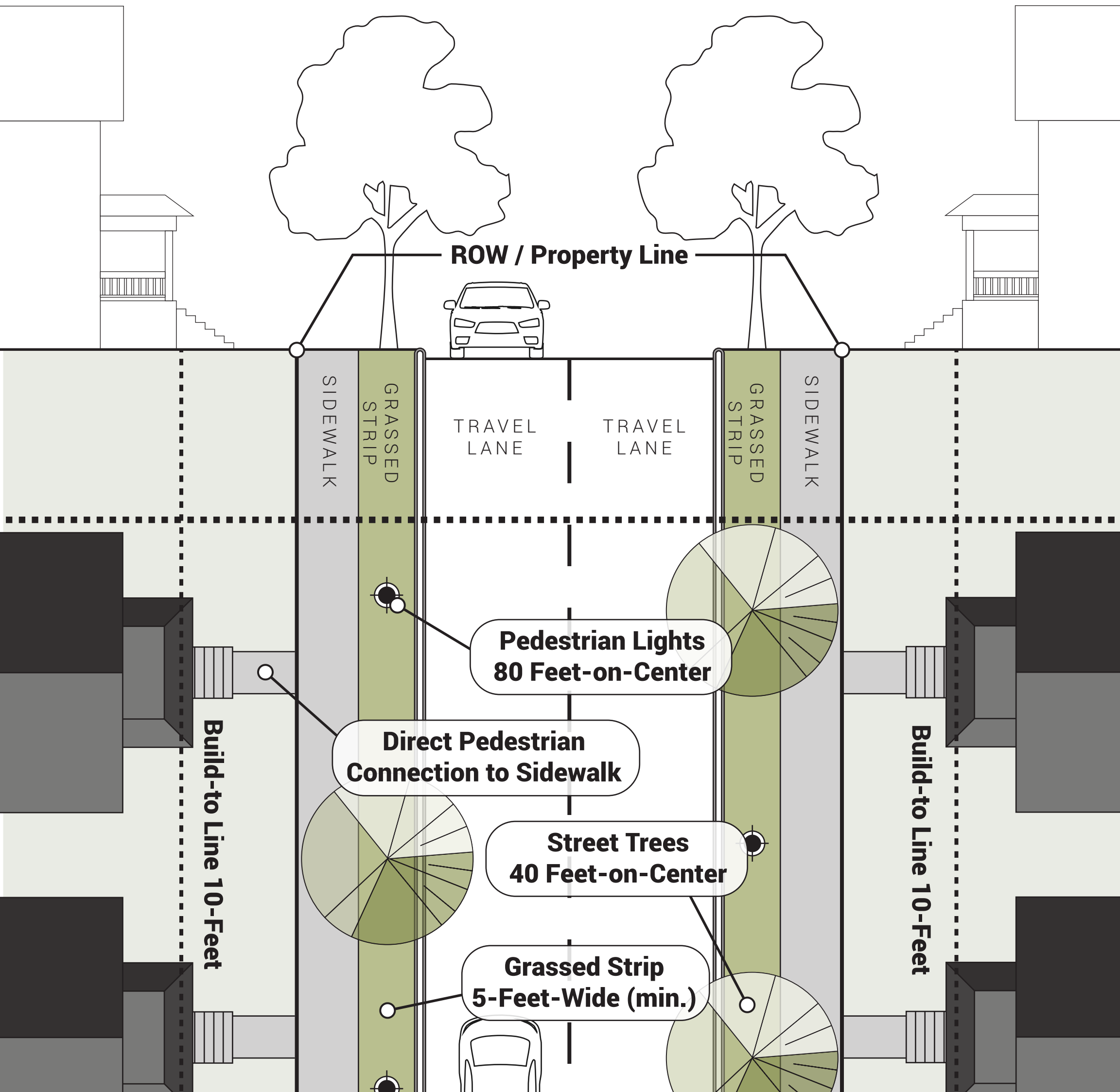




## Lot, Traditional Neighborhood Development (TND)

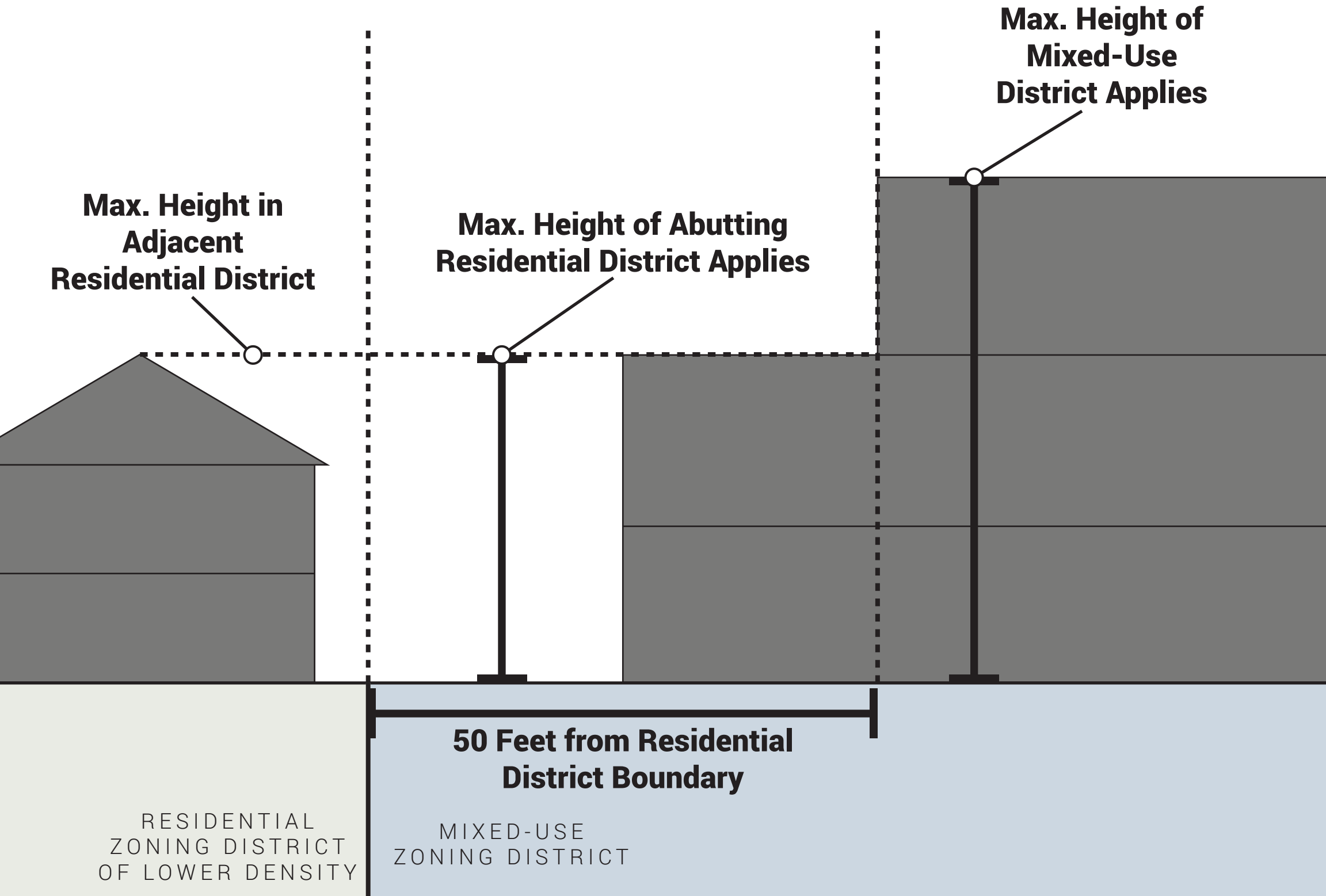


212-80.2 and 212-80.4  
TND Front Setback and Streetscape

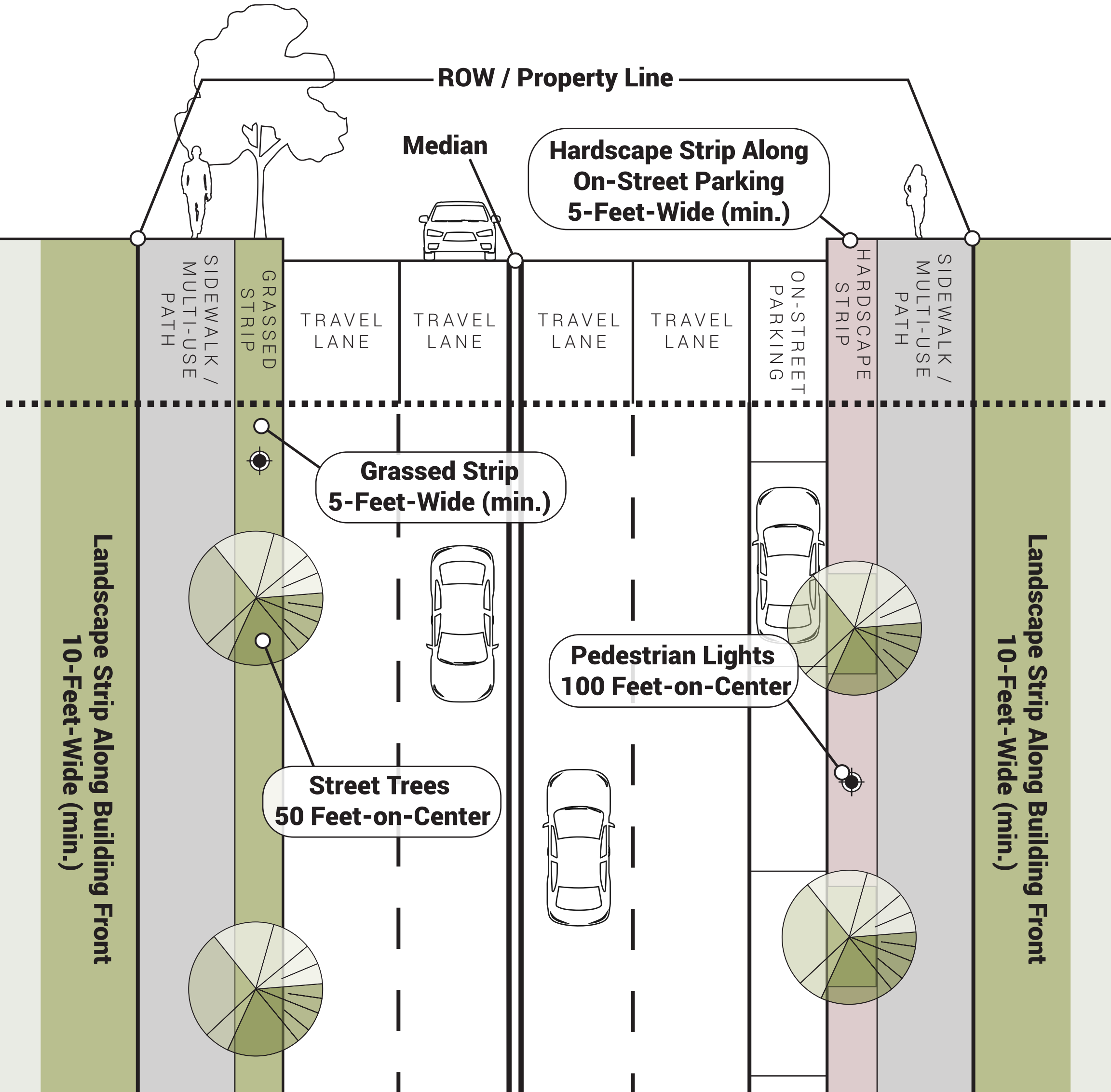


**213-80.7**

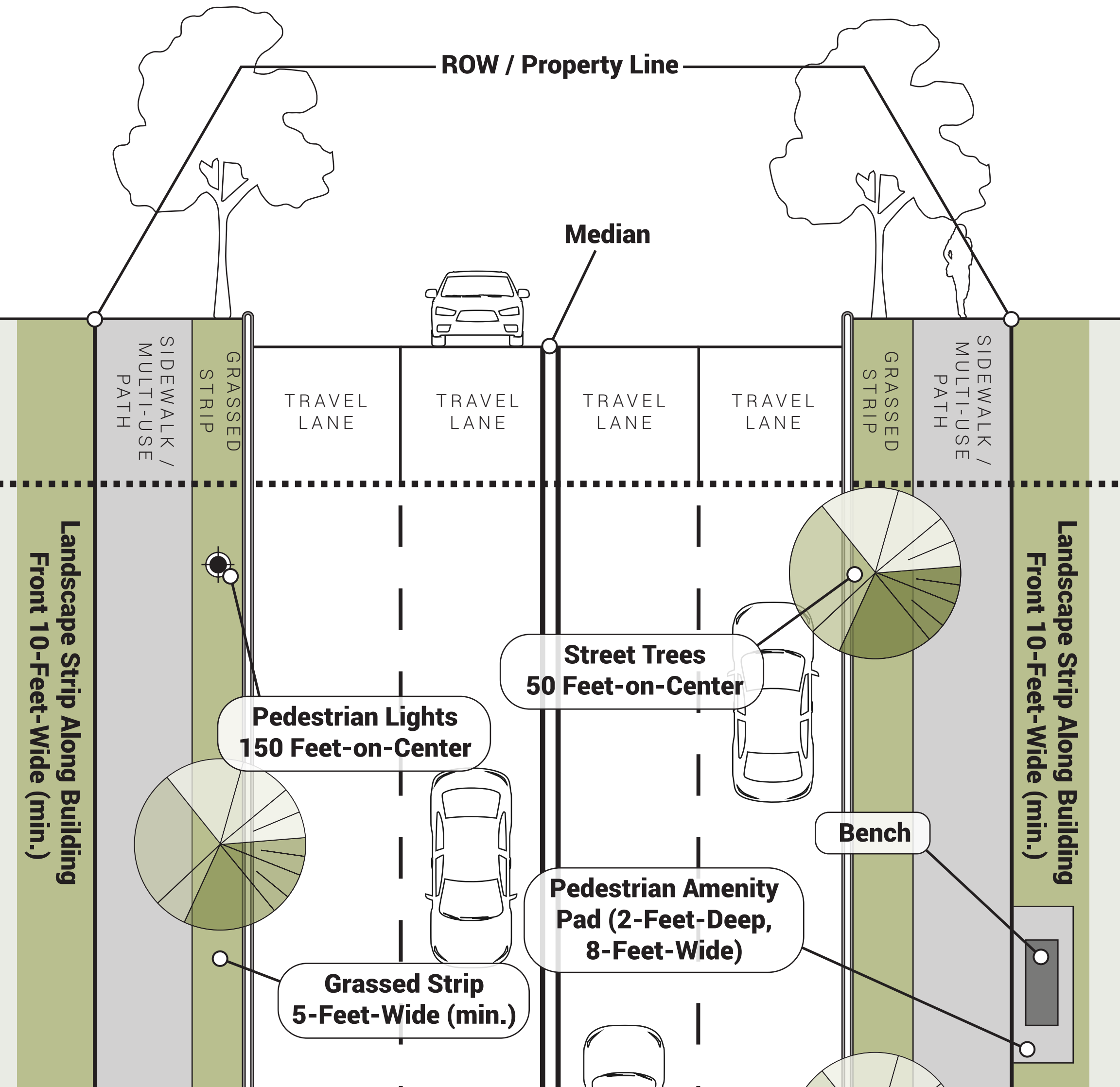
## **Transition Height Along Exterior Boundaries**



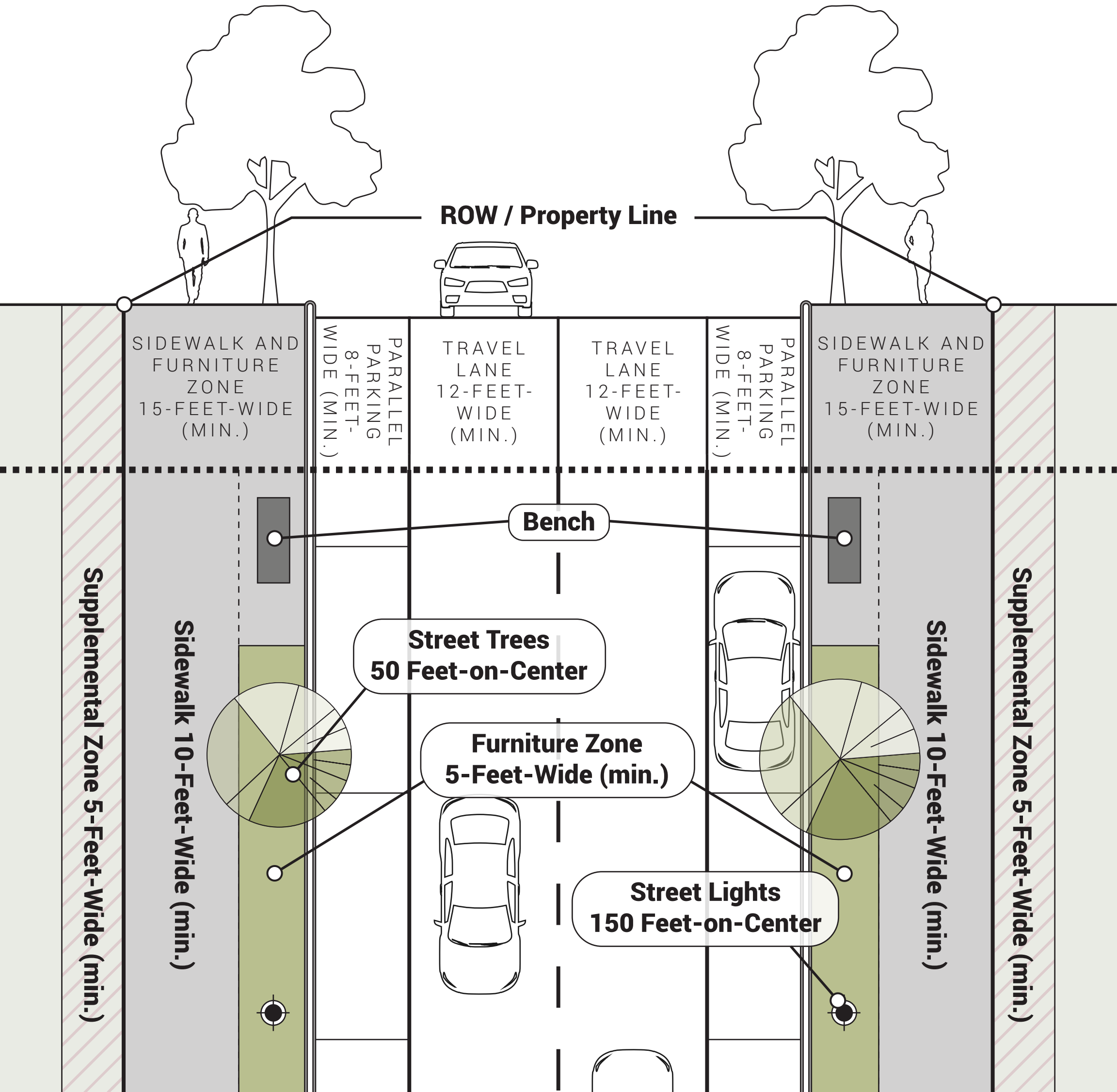
Mixed-Use District Streetscape



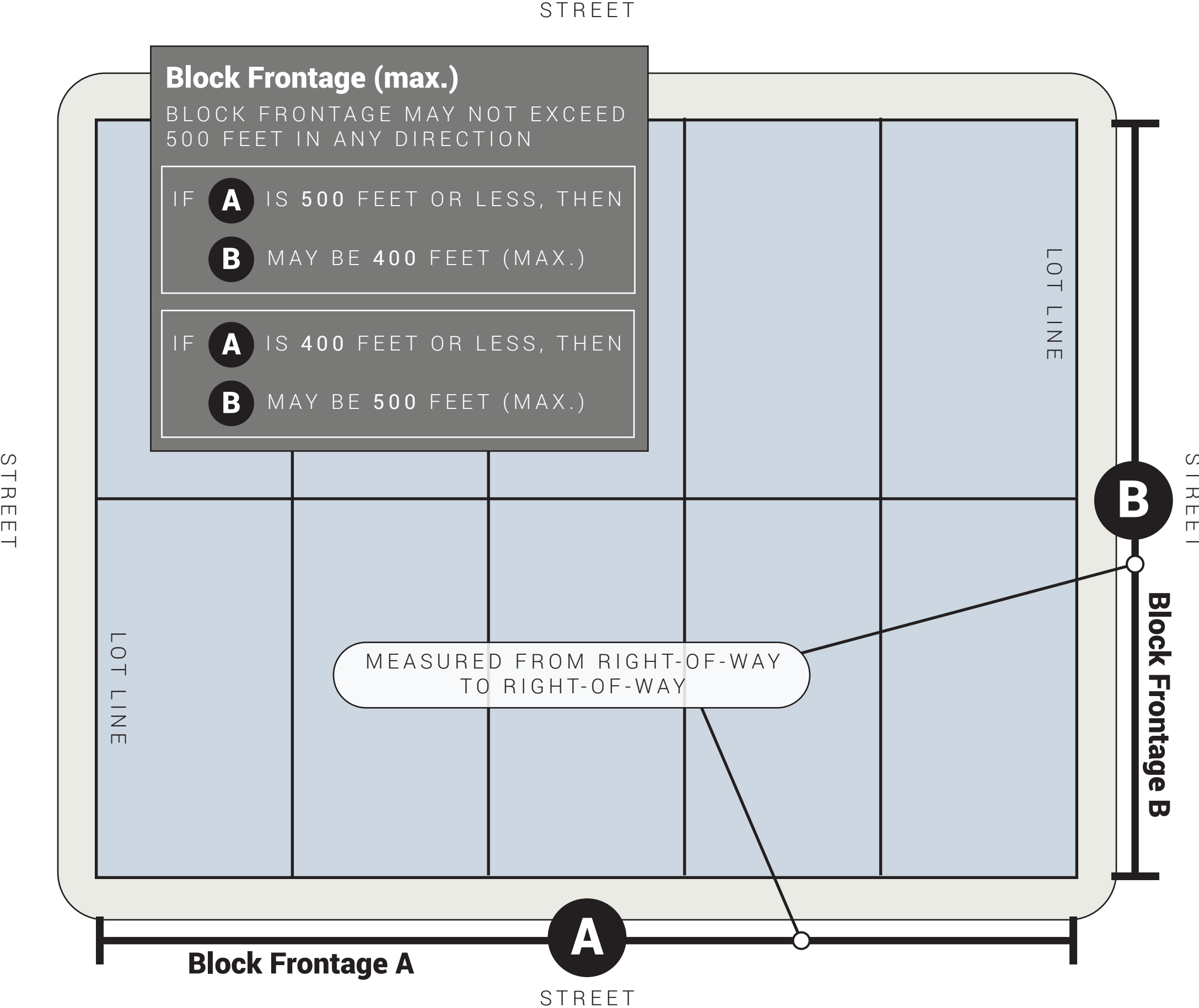
Activity Center/Corridor Overlay Streetscape



Venture Drive Overlay Streetscape

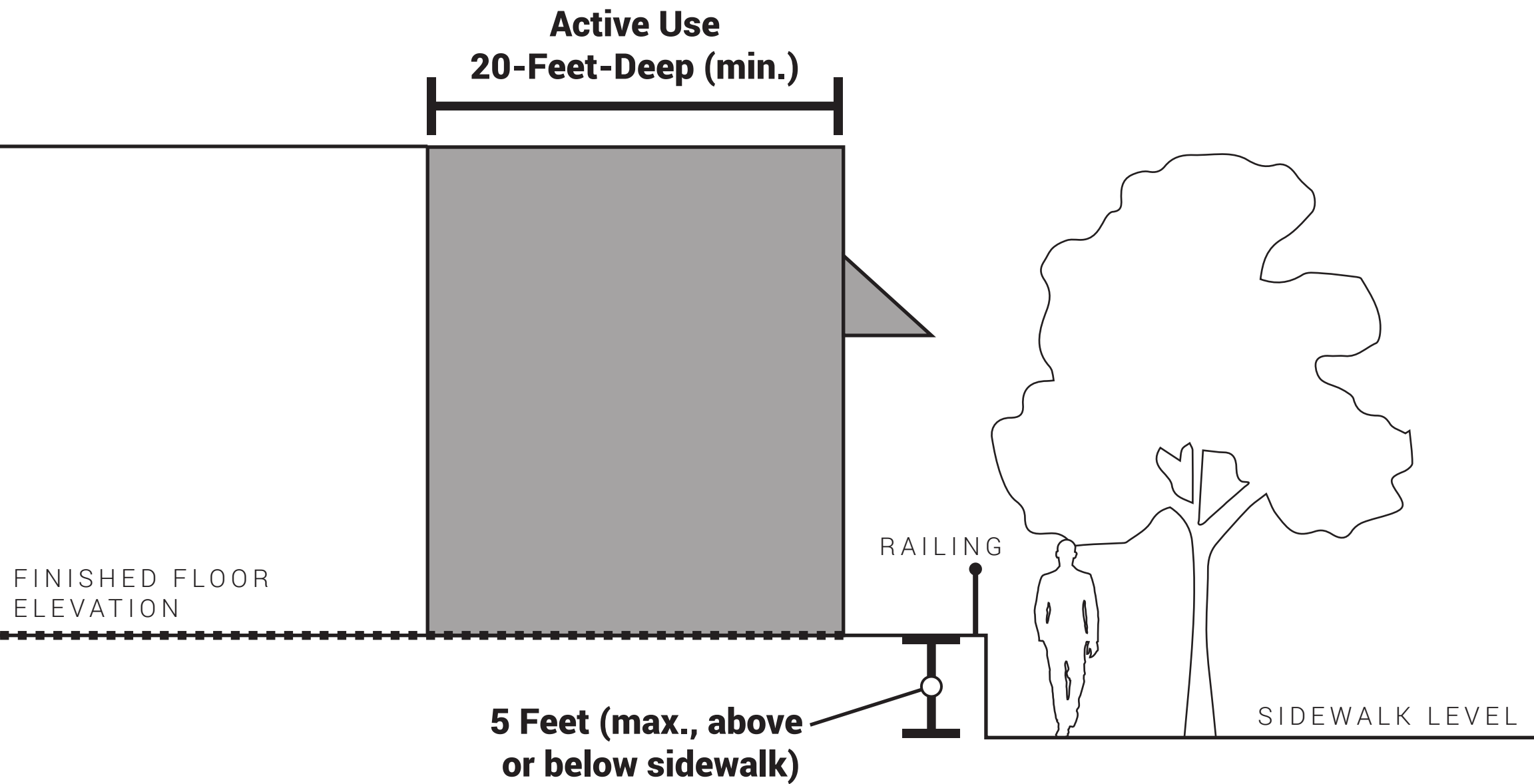


Venture Drive Overlay Block Design

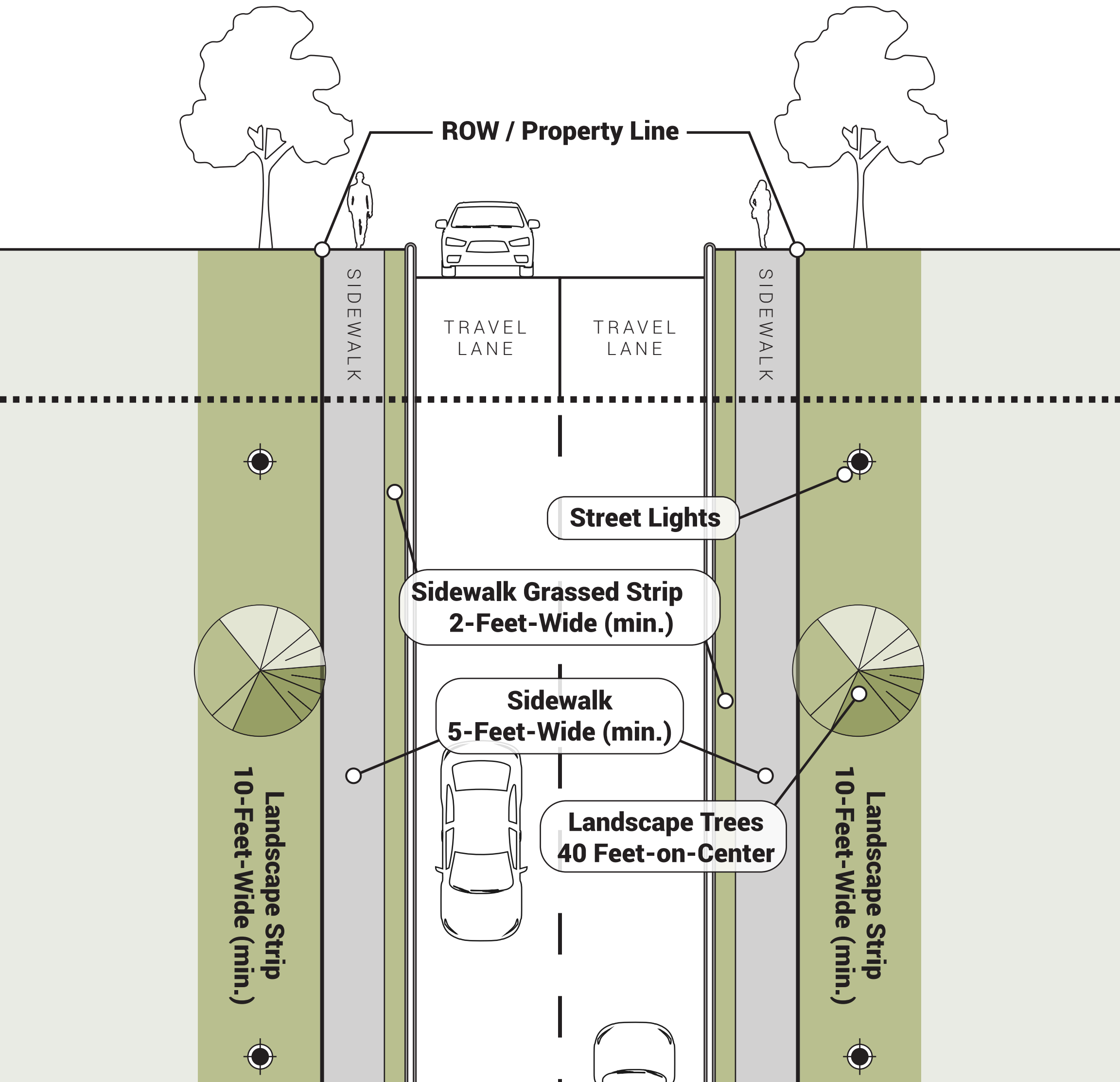




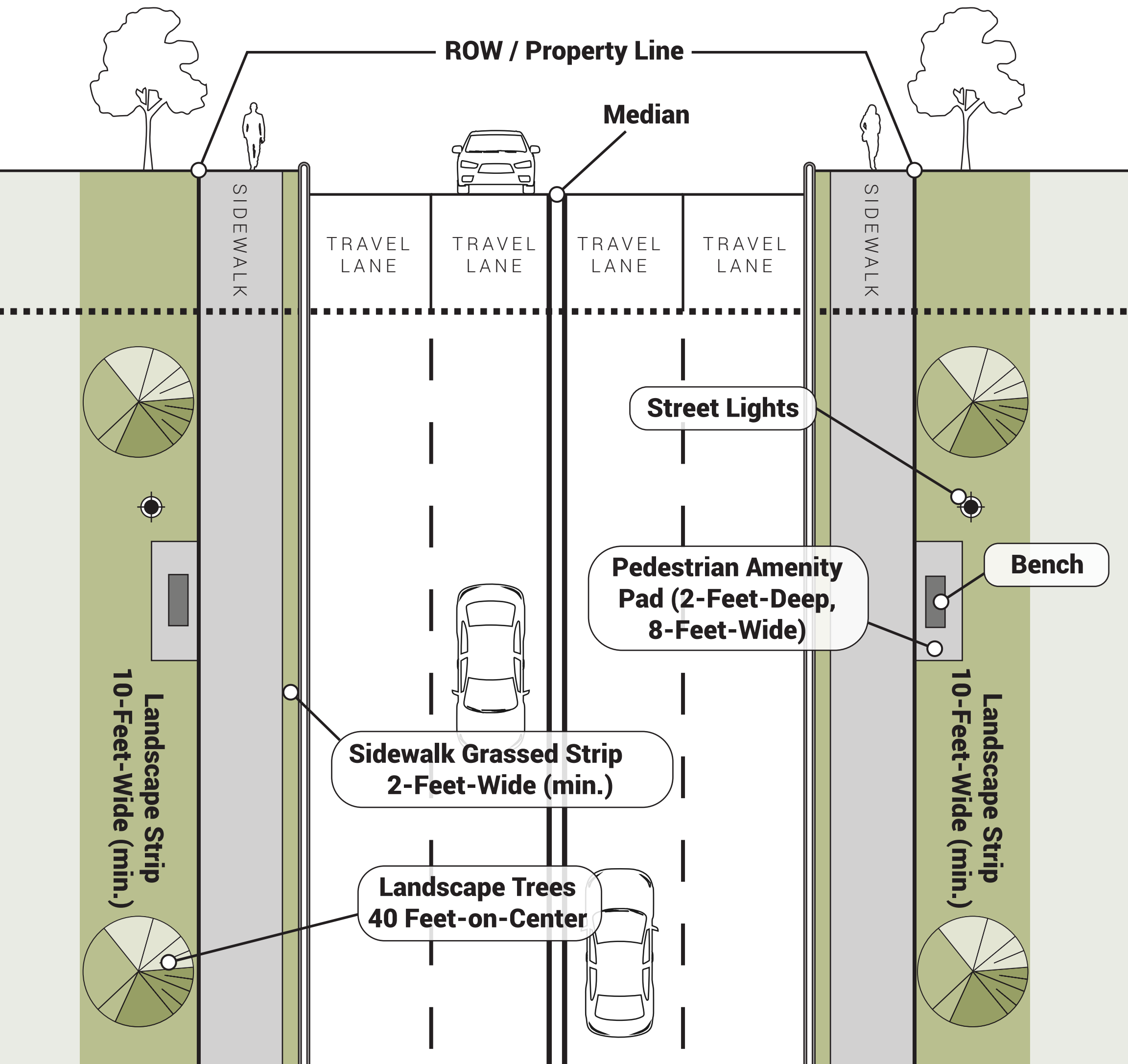
Venture Drive Overlay Active Uses



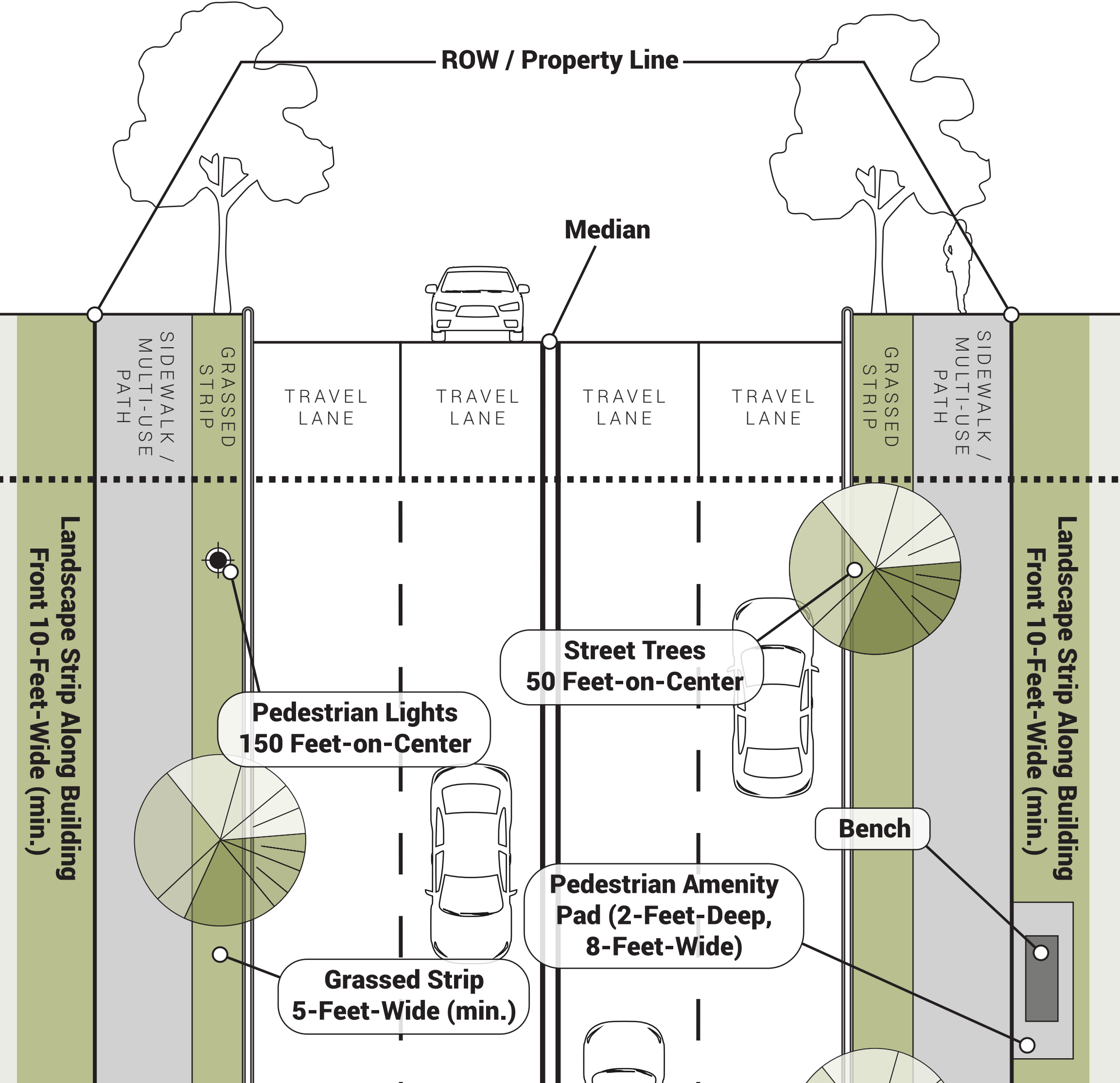
# Gateway 85 Overlay Streetscape (Local Streets)



Gateway 85 Overlay Streetscape (Arterial and Major Collector Streets)

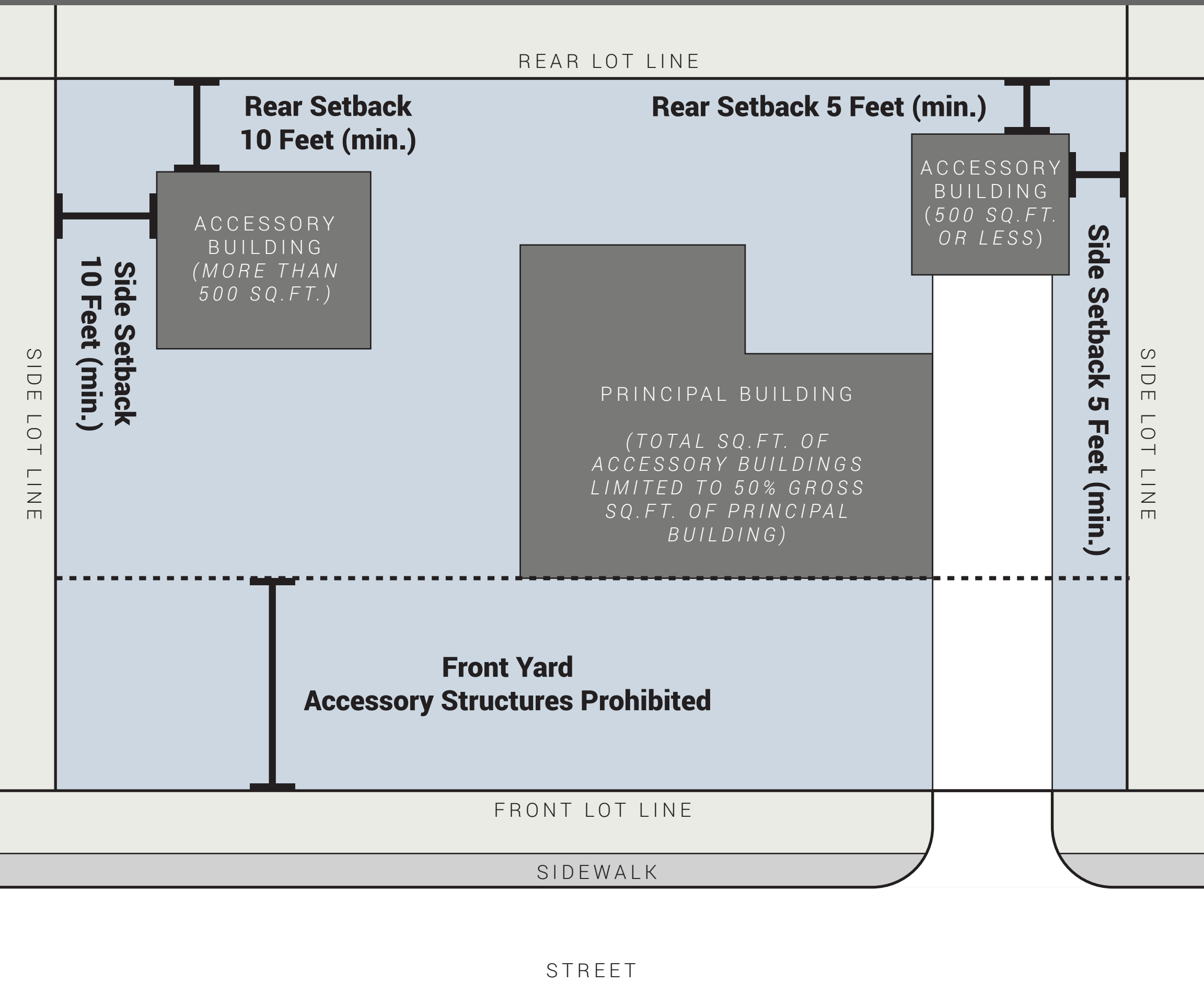


Civic Center Overlay Streetscape



230-30

Accessory Building



REAR LOT LINE

Rear Setback  
10 Feet (min.)

Rear Setback 5 Feet (min.)

ACCESSORY  
BUILDING  
(MORE THAN  
500 SQ.FT.)

ACCESSORY  
BUILDING  
(500 SQ.FT.  
OR LESS)

Side Setback 5 Feet (min.)

PRINCIPAL BUILDING

(TOTAL SQ.FT. OF  
ACCESSORY BUILDINGS  
LIMITED TO 50% GROSS  
SQ.FT. OF PRINCIPAL  
BUILDING)

Side Setback  
10 Feet (min.)

SIDE LOT LINE

SIDE LOT LINE

Front Yard  
Accessory Structures Prohibited

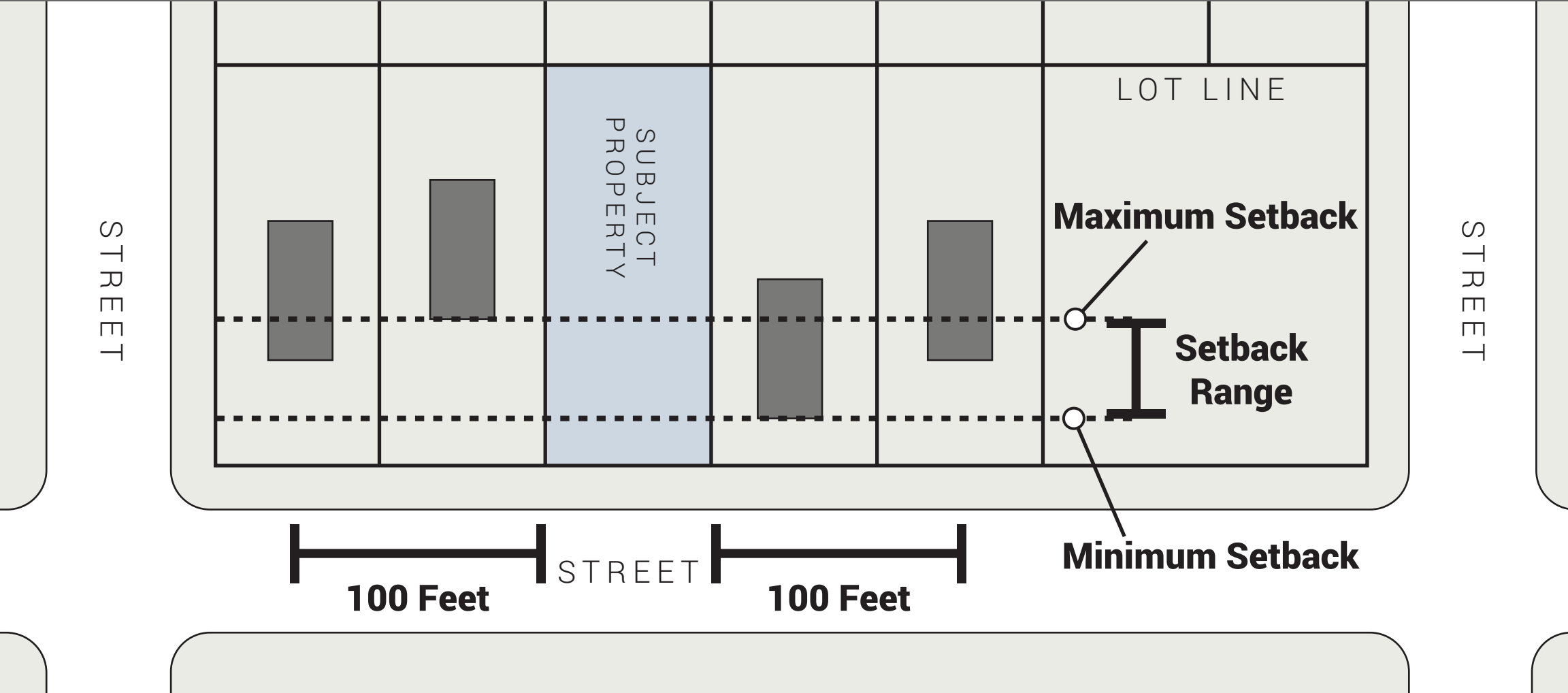
FRONT LOT LINE

SIDEWALK

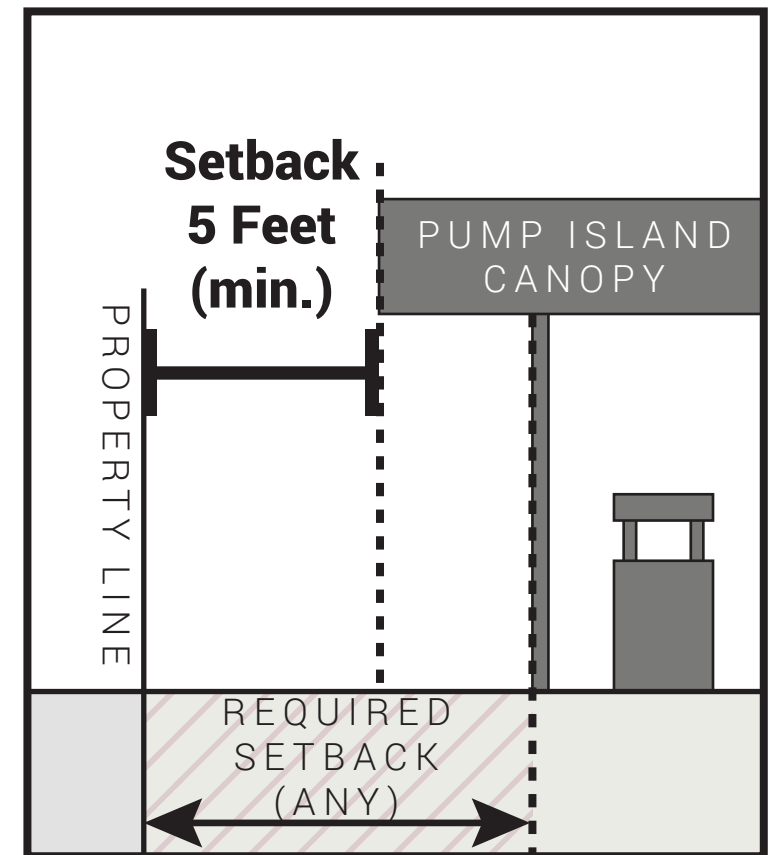
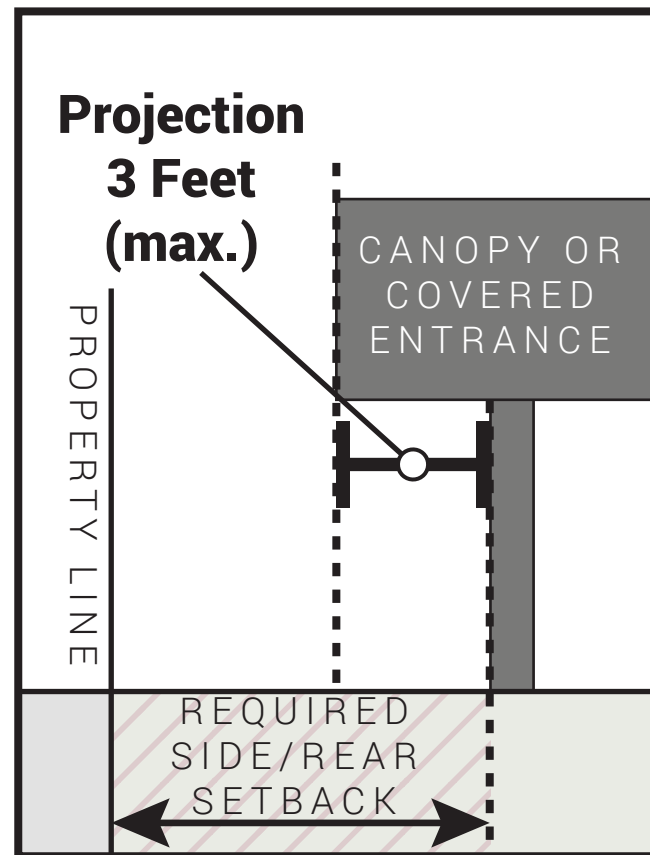
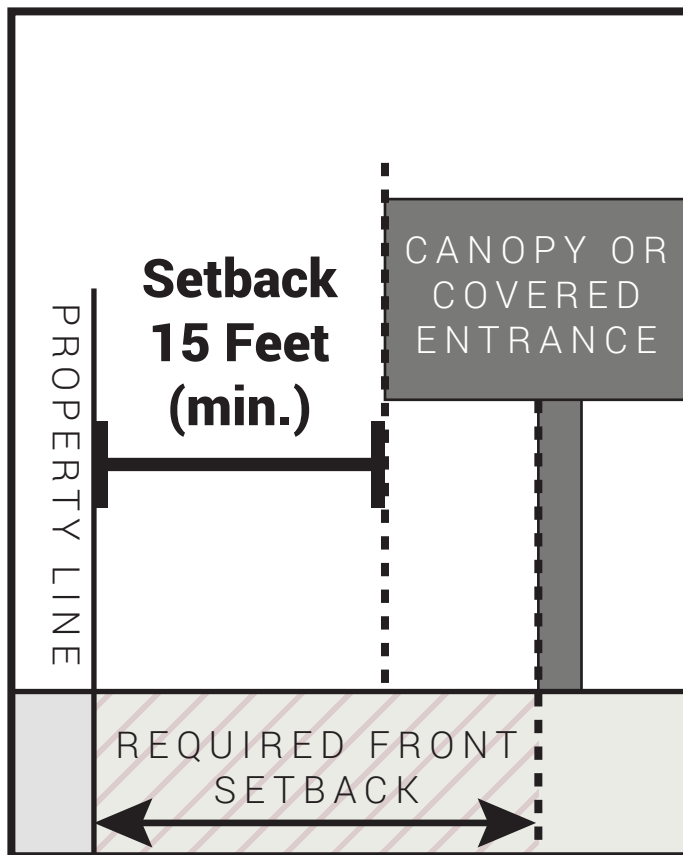
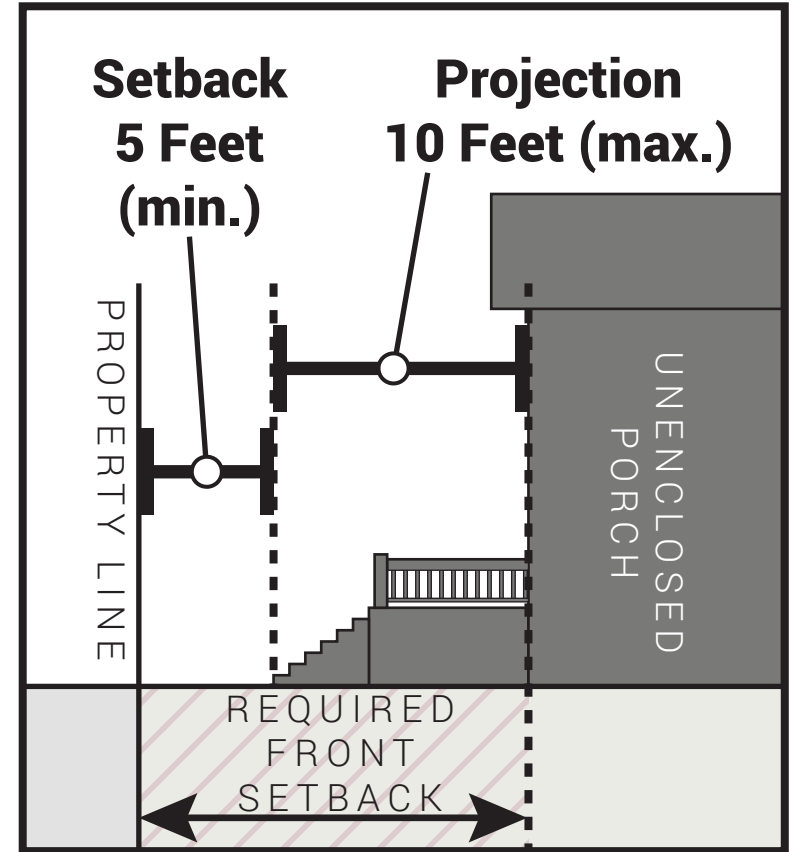
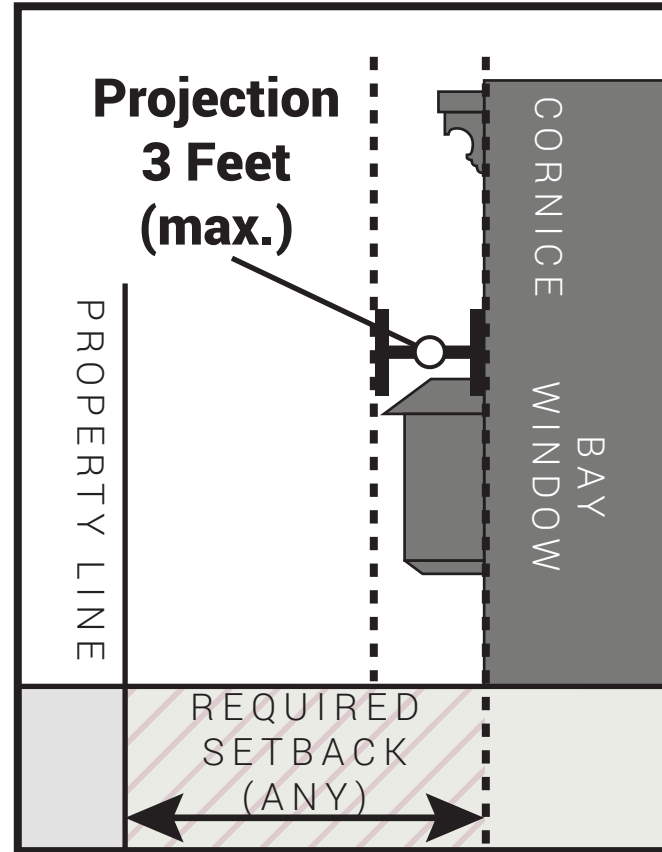
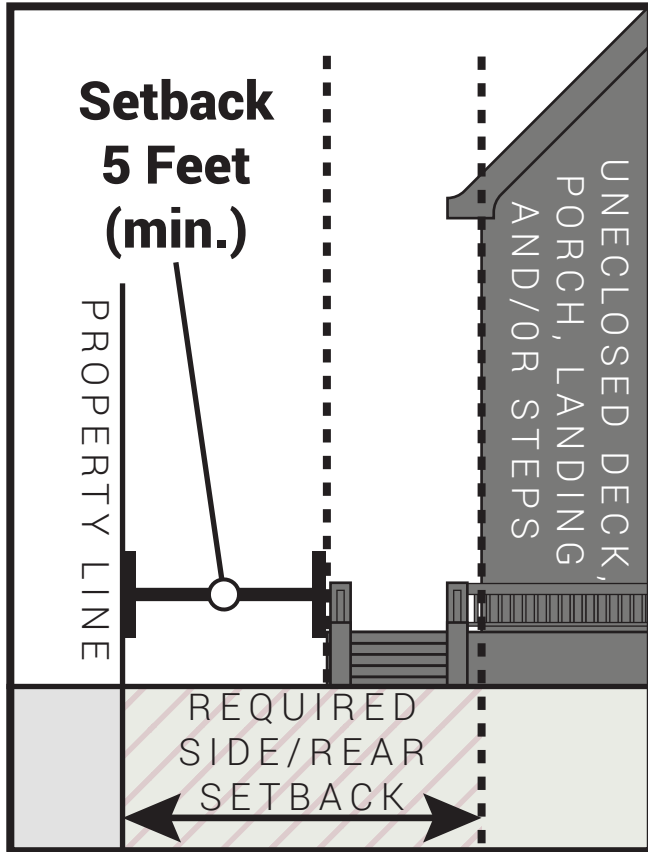
STREET

230-40.5

## Contextual Front Yard Setback, Single-Family Detached

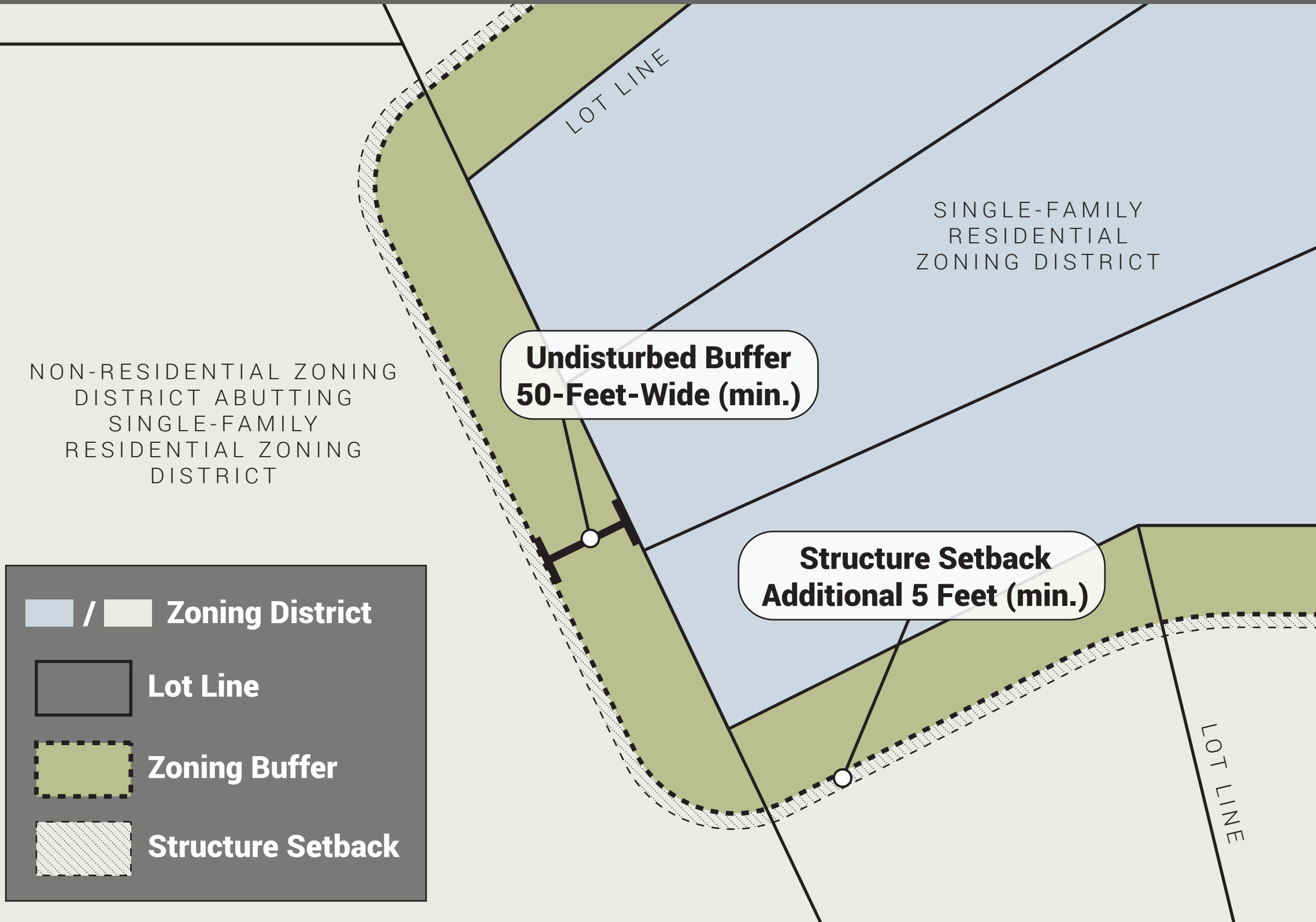


# Permitted Setback Encroachments



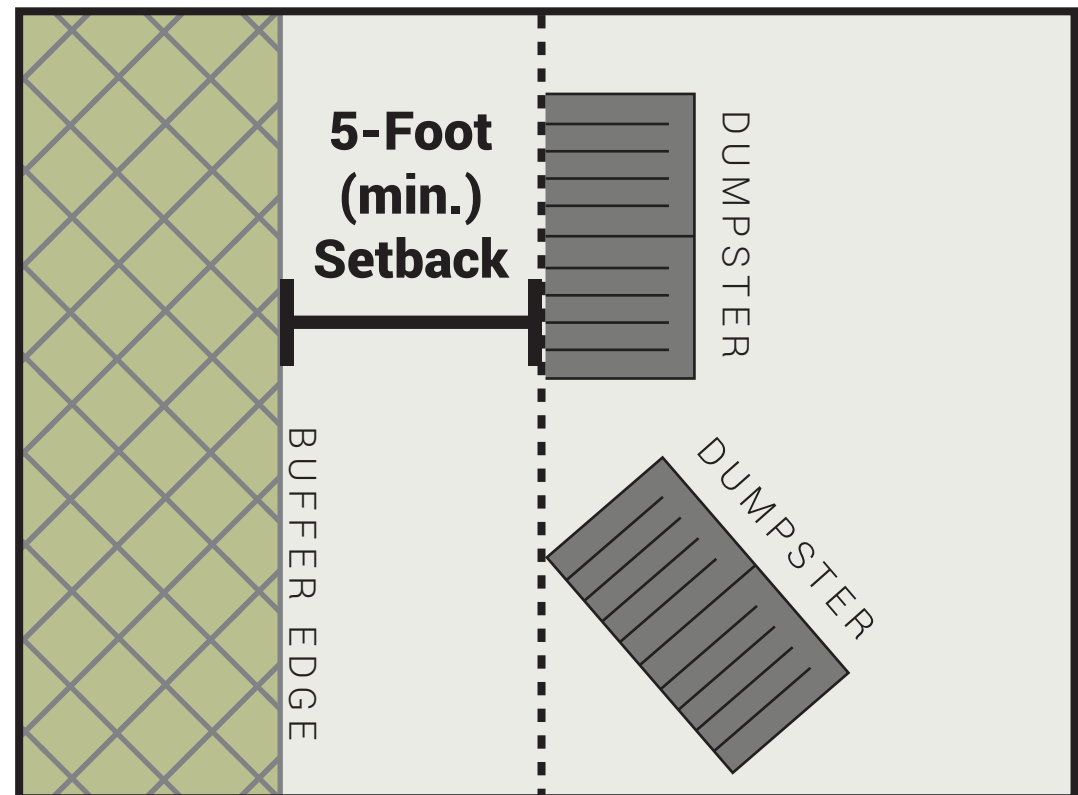
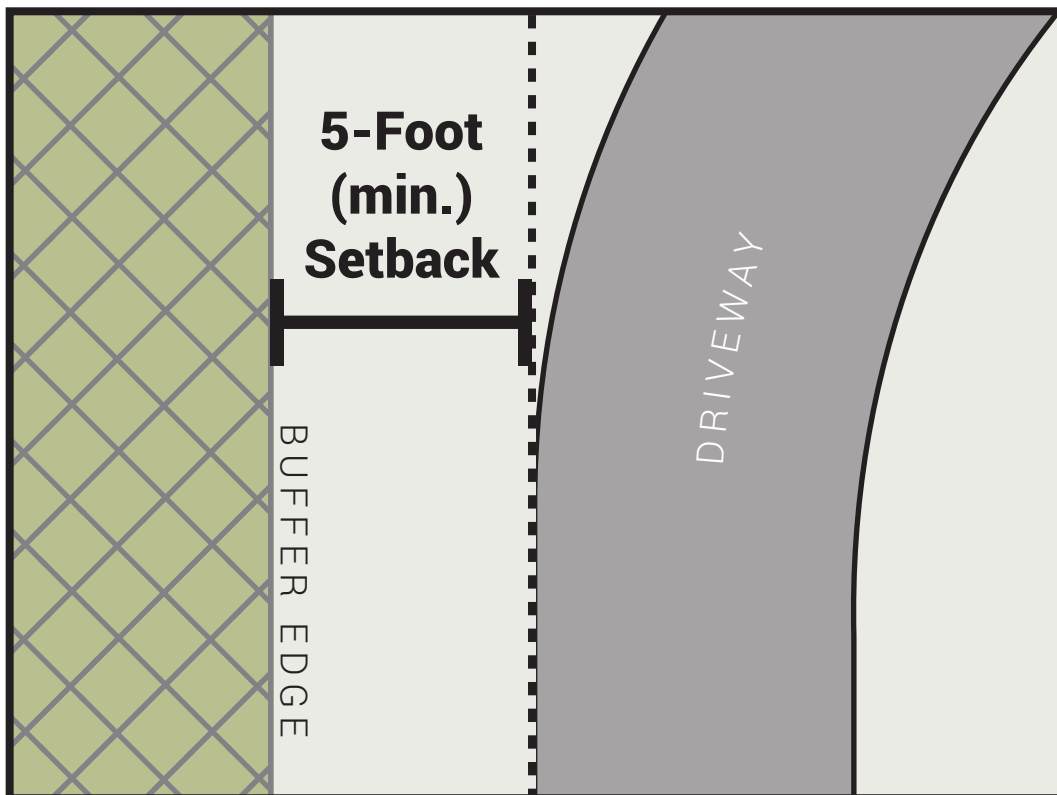
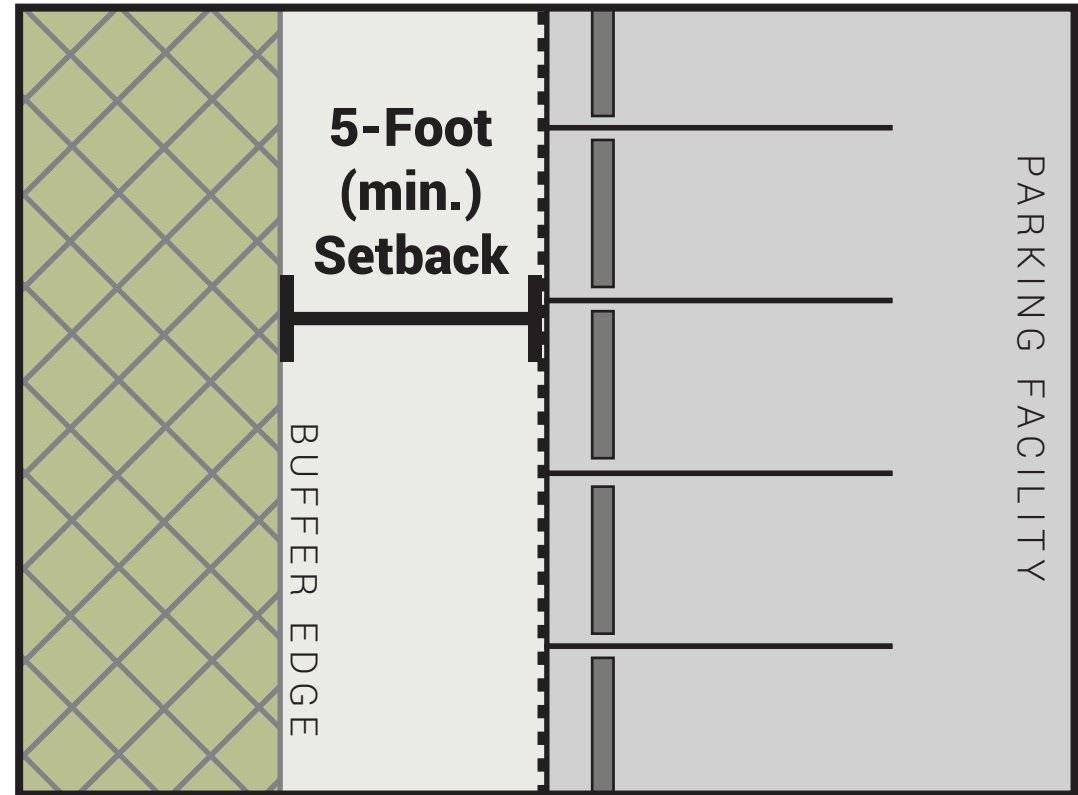
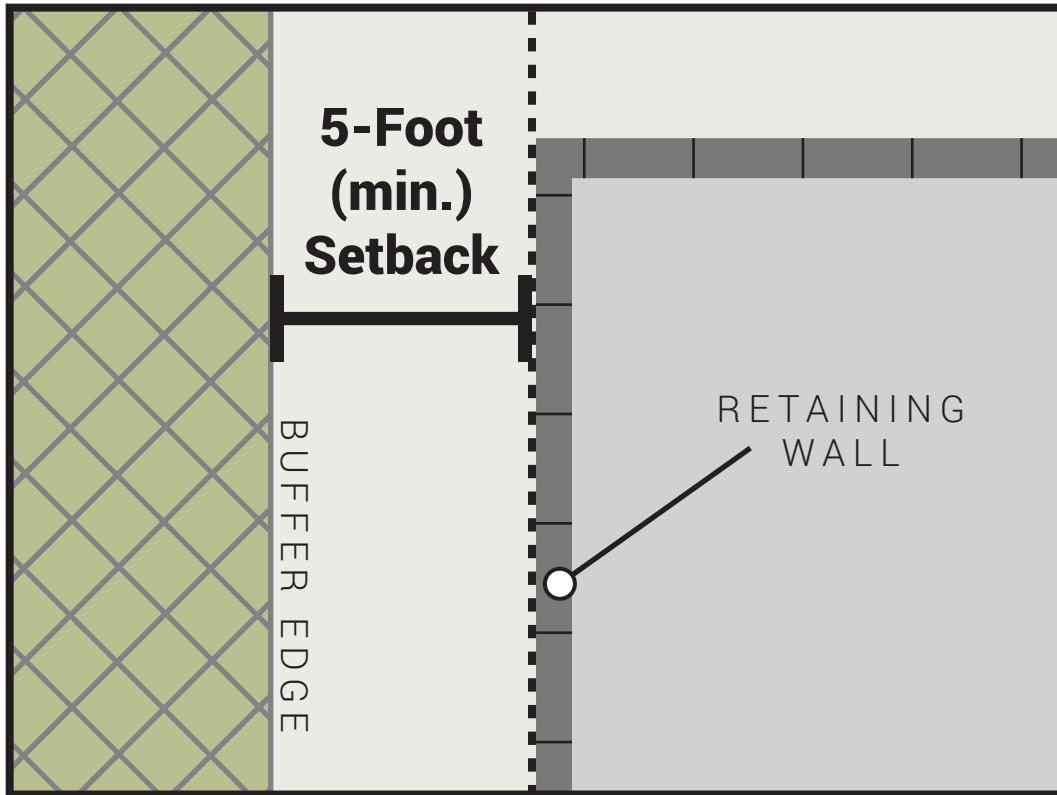
230-100

## Standards for Zoning Buffers

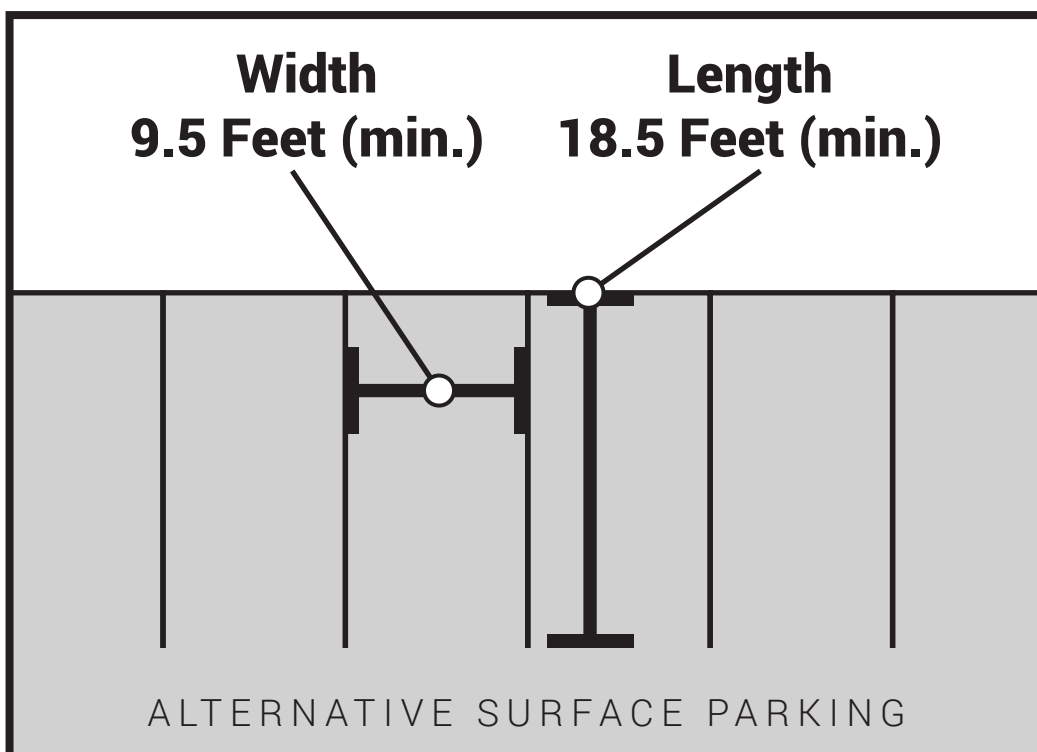
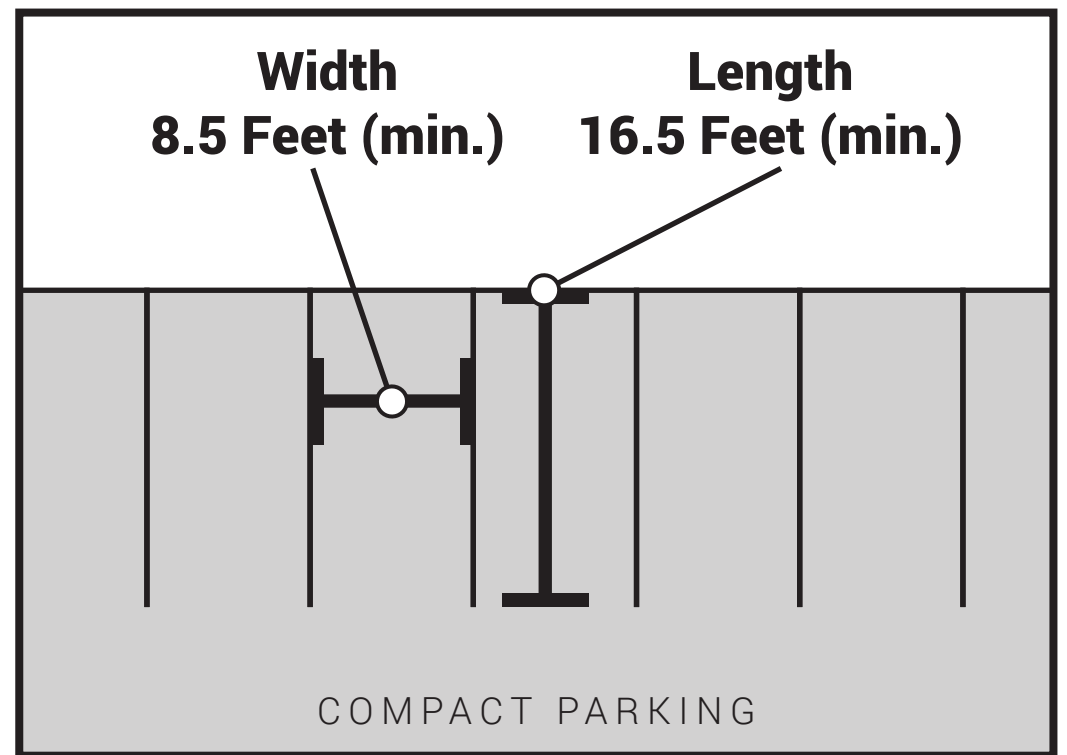
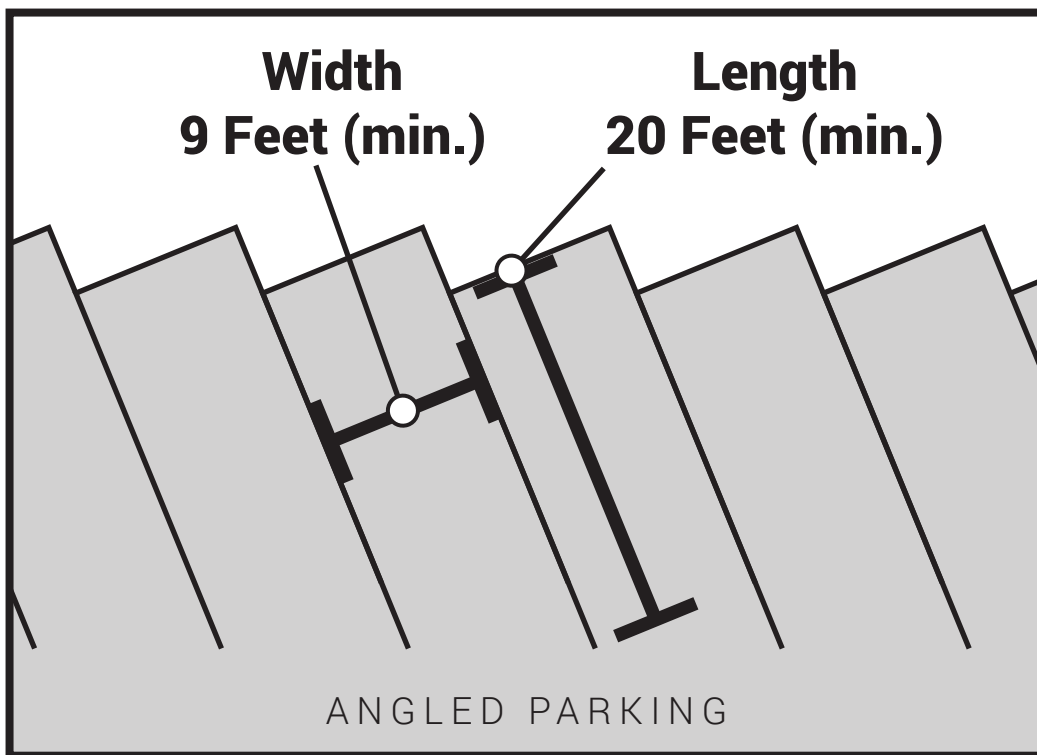
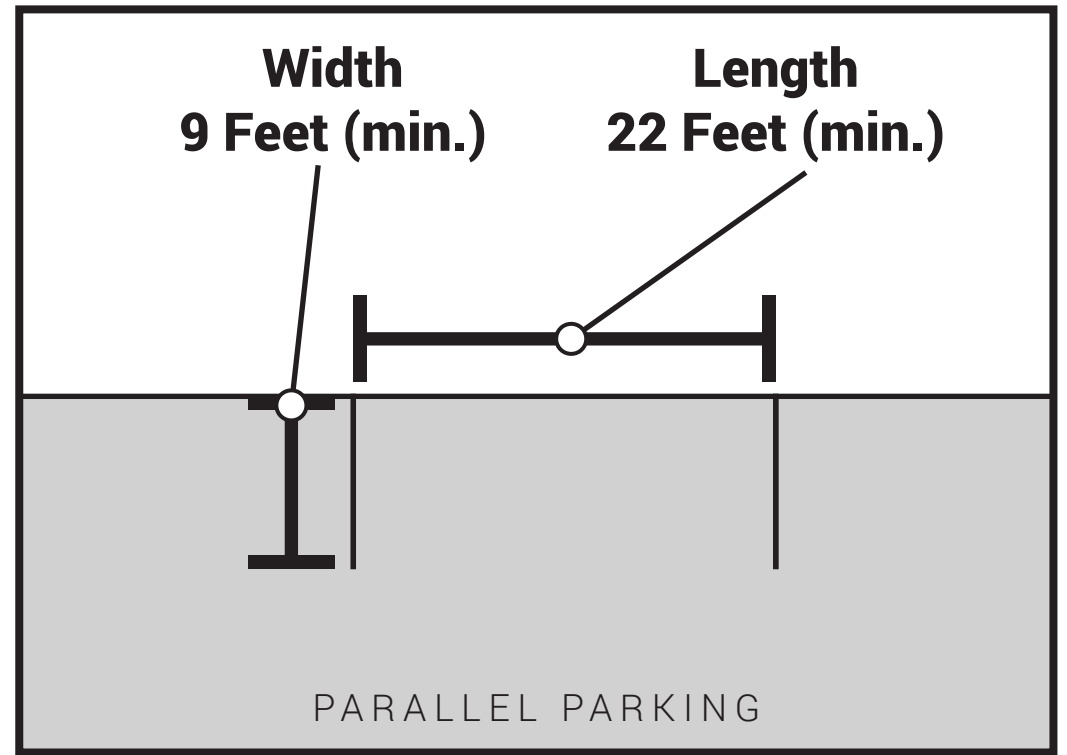
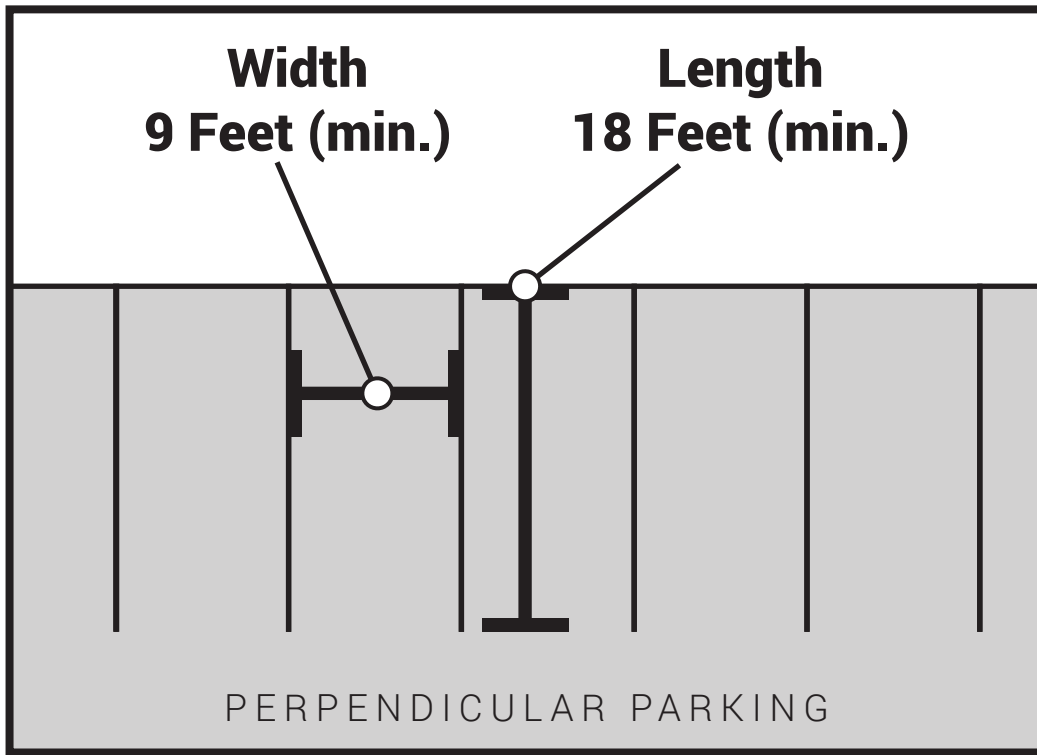




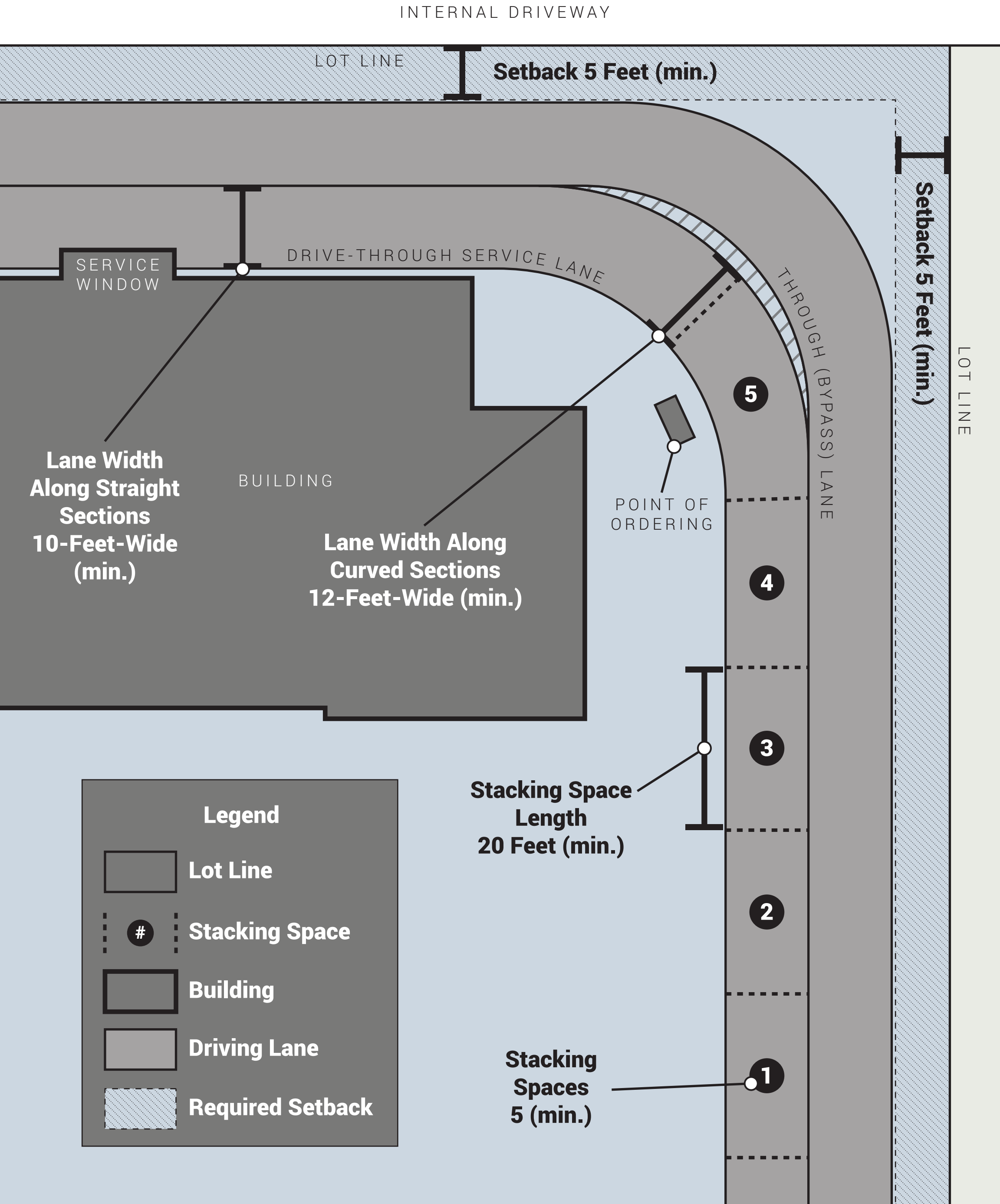
# Buffers and Structure Setbacks



# Required Minimum Dimensions for Each Parking Space

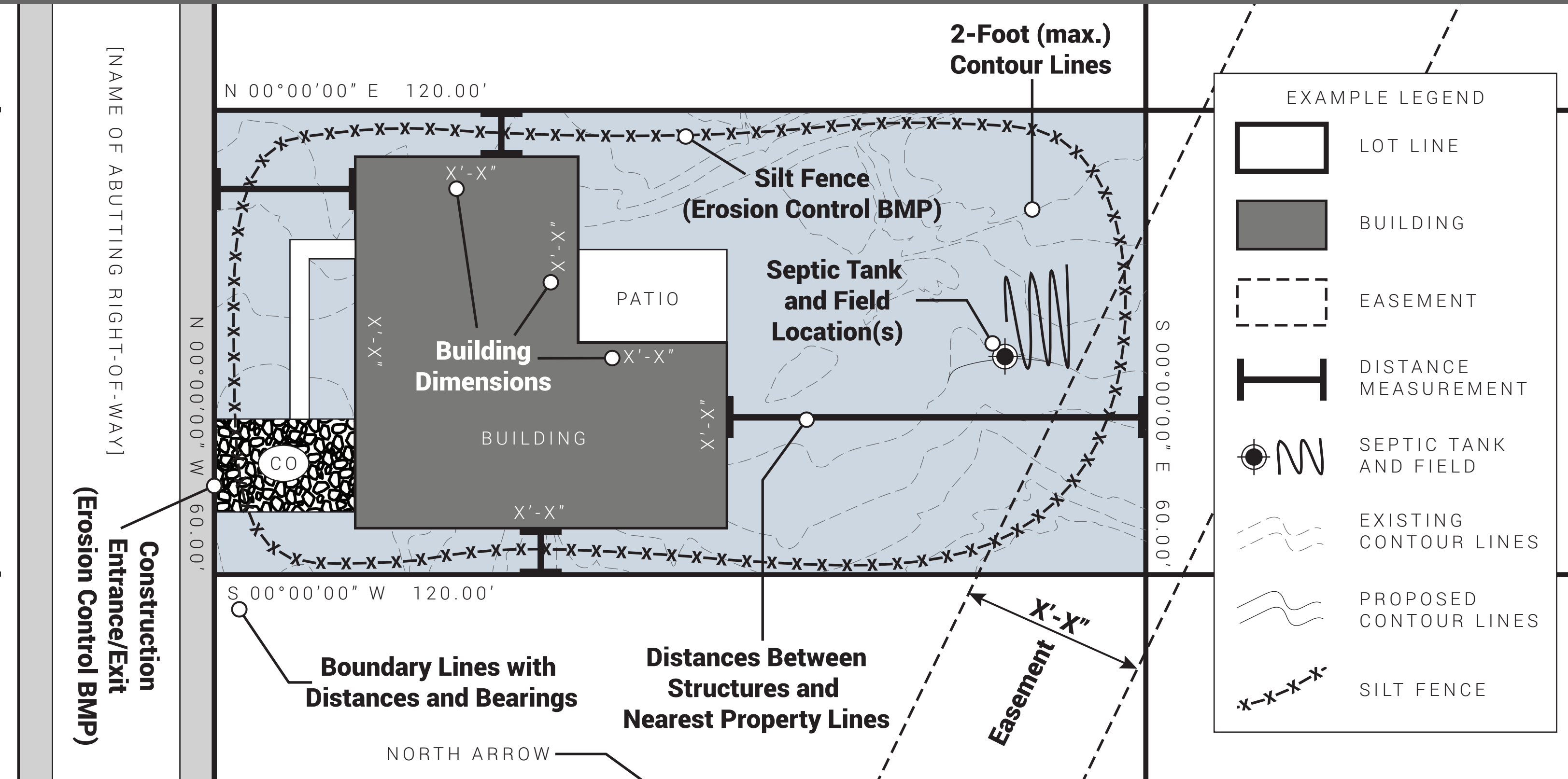


Stacking Spaces and Drive-Through Lanes





## Example Residential Drainage Plan (RDP)



[SUBJECT PROPERTY SUBDIVISION NAME]  
 [SUBJECT PROPERTY LOT DESIGNATION, LAND LOT,  
 DISTRICT, & PARCEL NUMBER]  
 [SUBJECT PROPERTY STREET ADDRESS]

ENGINEER'S SCALE

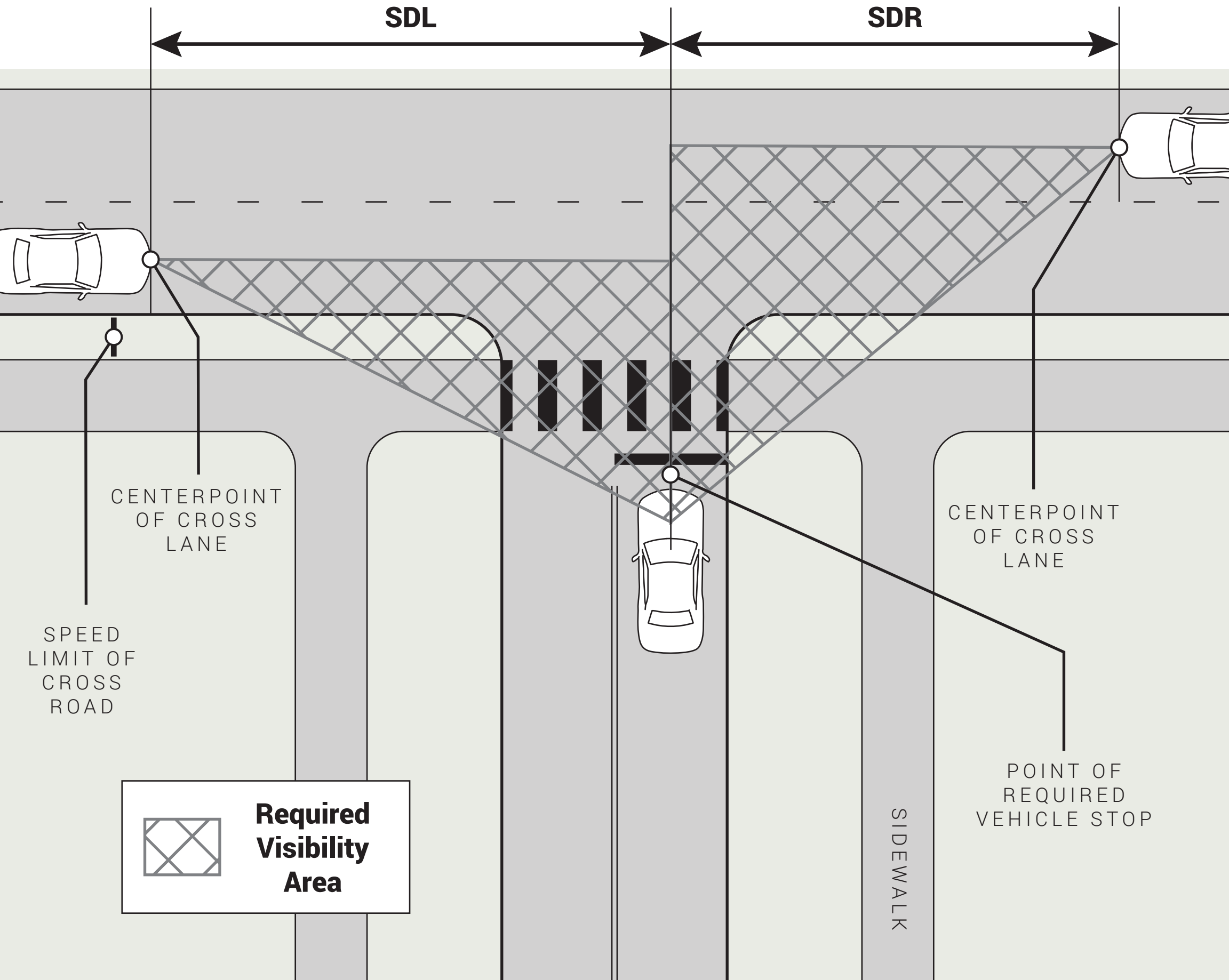
[DATE PREPARED]

[RDP OWNER/PREPARER OF THE RDP]  
 [OWNER/PREPARER STREET ADDRESS]  
 [OWNER/PREPARER EMAIL ADDRESS]  
 [OWNER/PREPARER TELEPHONE NUMBER]

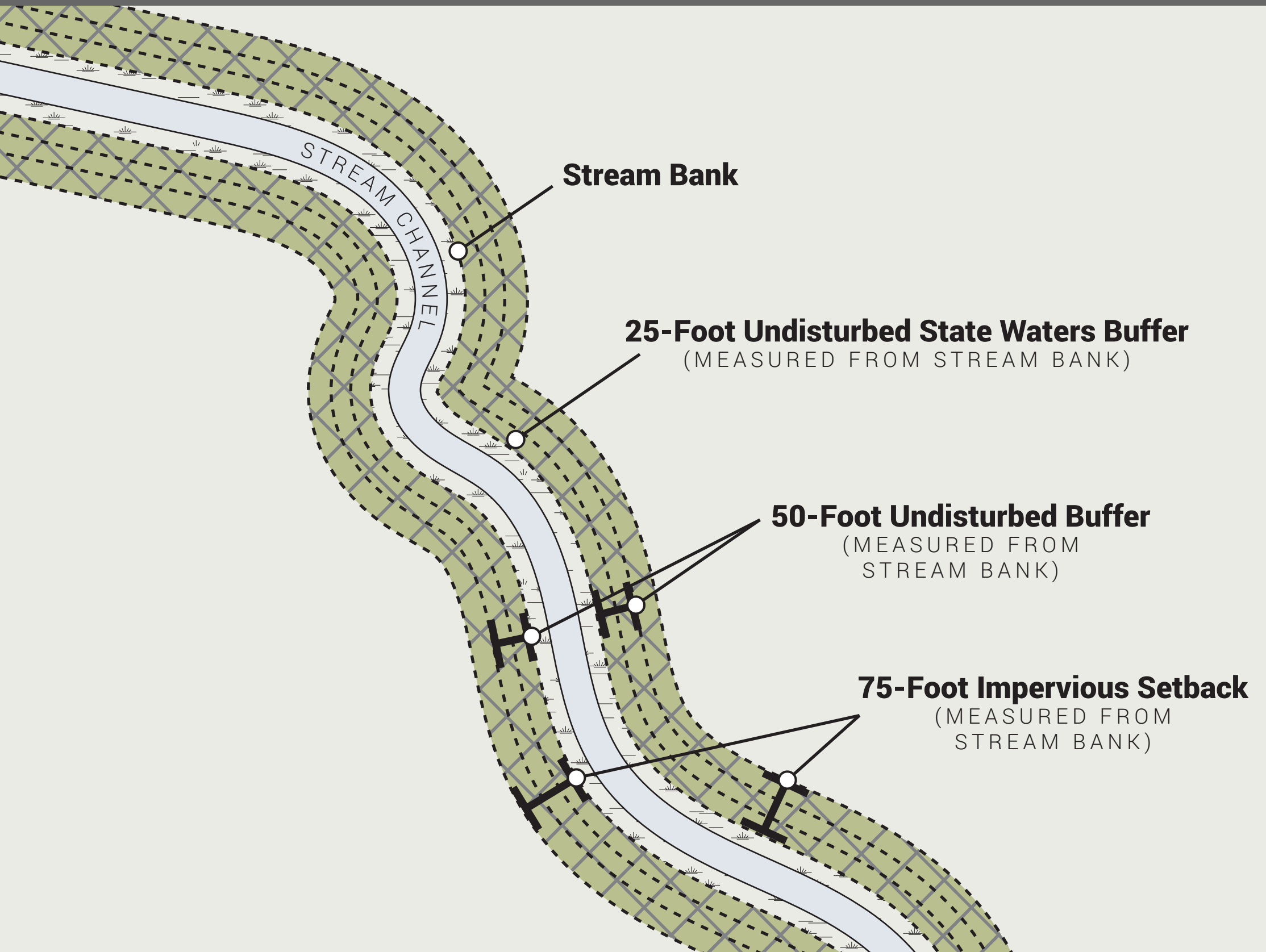
SEAL, REGISTRATION  
 NO., & EXPIRATION  
 DATE OF  
 REGISTERED  
 PROFESSIONAL

# 360-40.4

## Corner Sight Distance

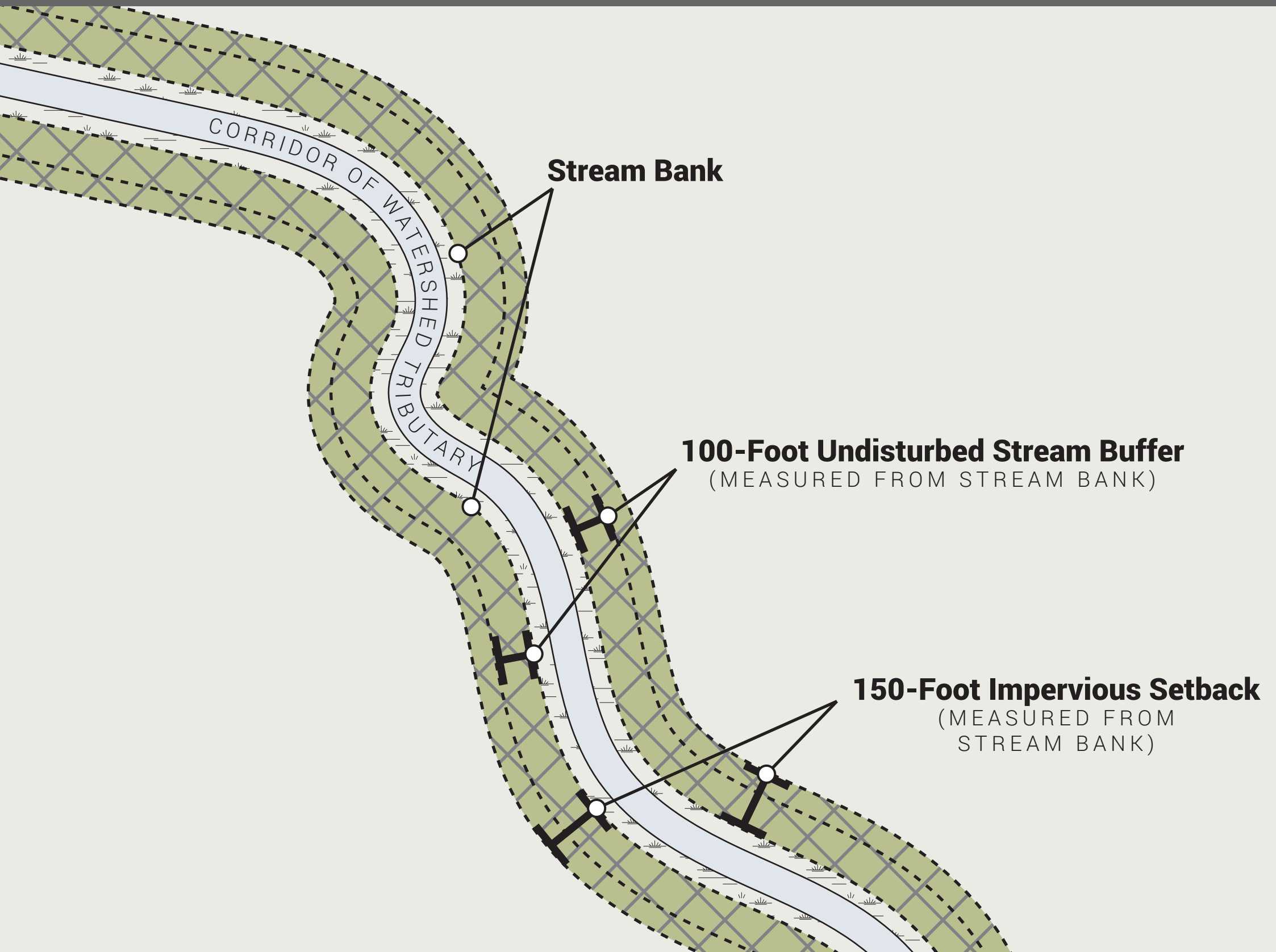


# 500-10.4 Stream Buffer



500-10.5.A

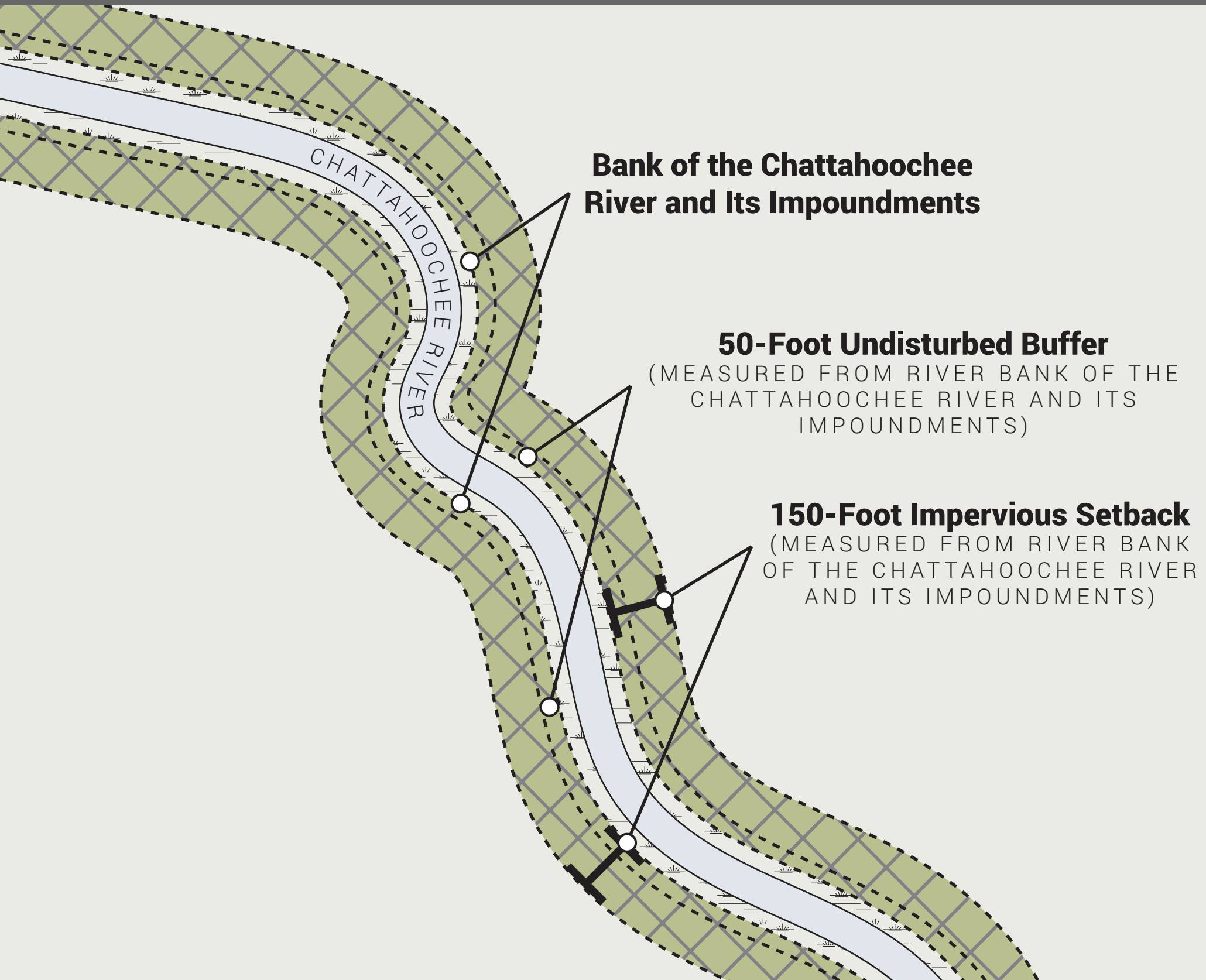
## Big Haynes Creek and Alcovy River Watershed





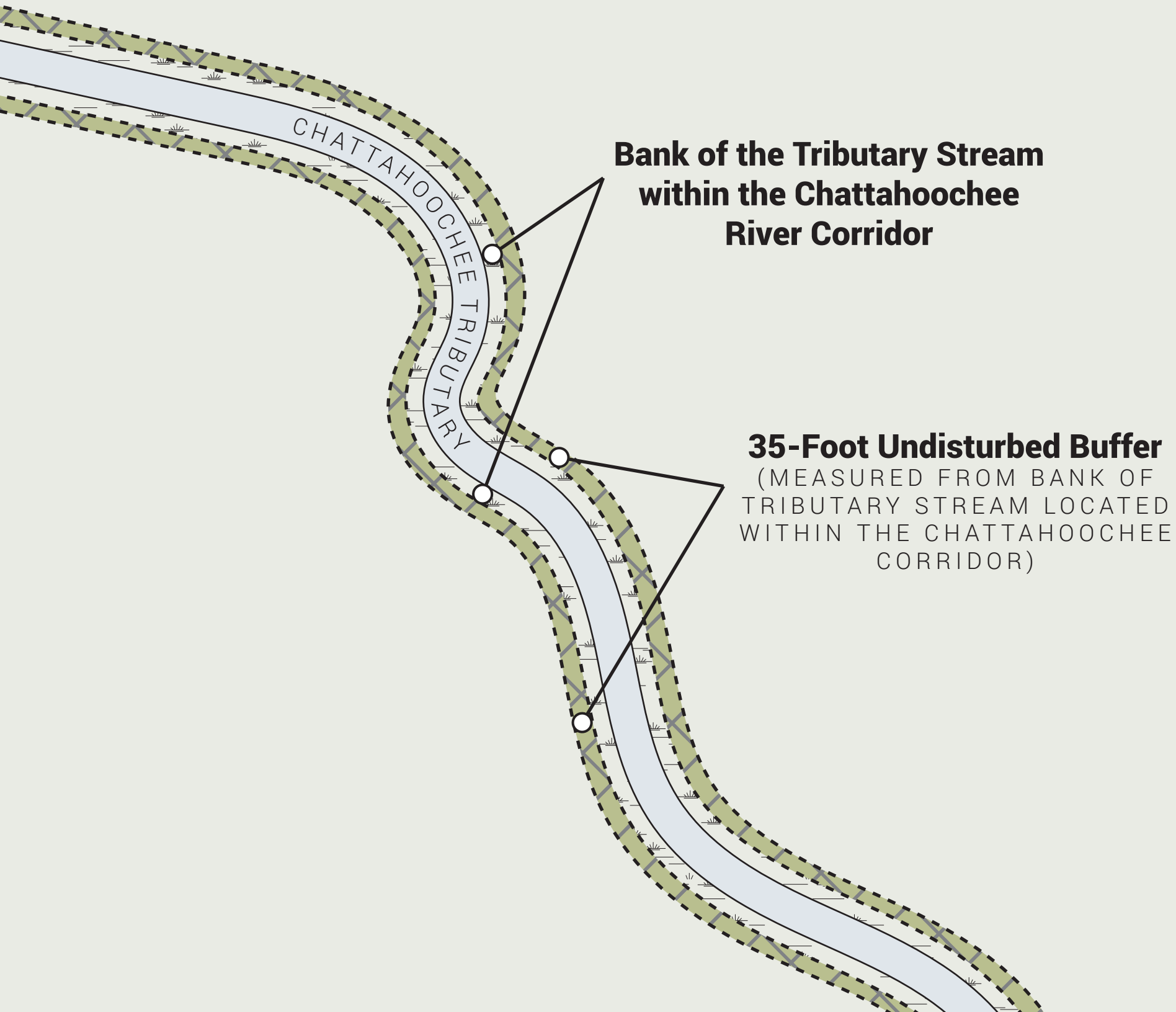
**500-10.5.B**

## **Chattahoochee Corridor**

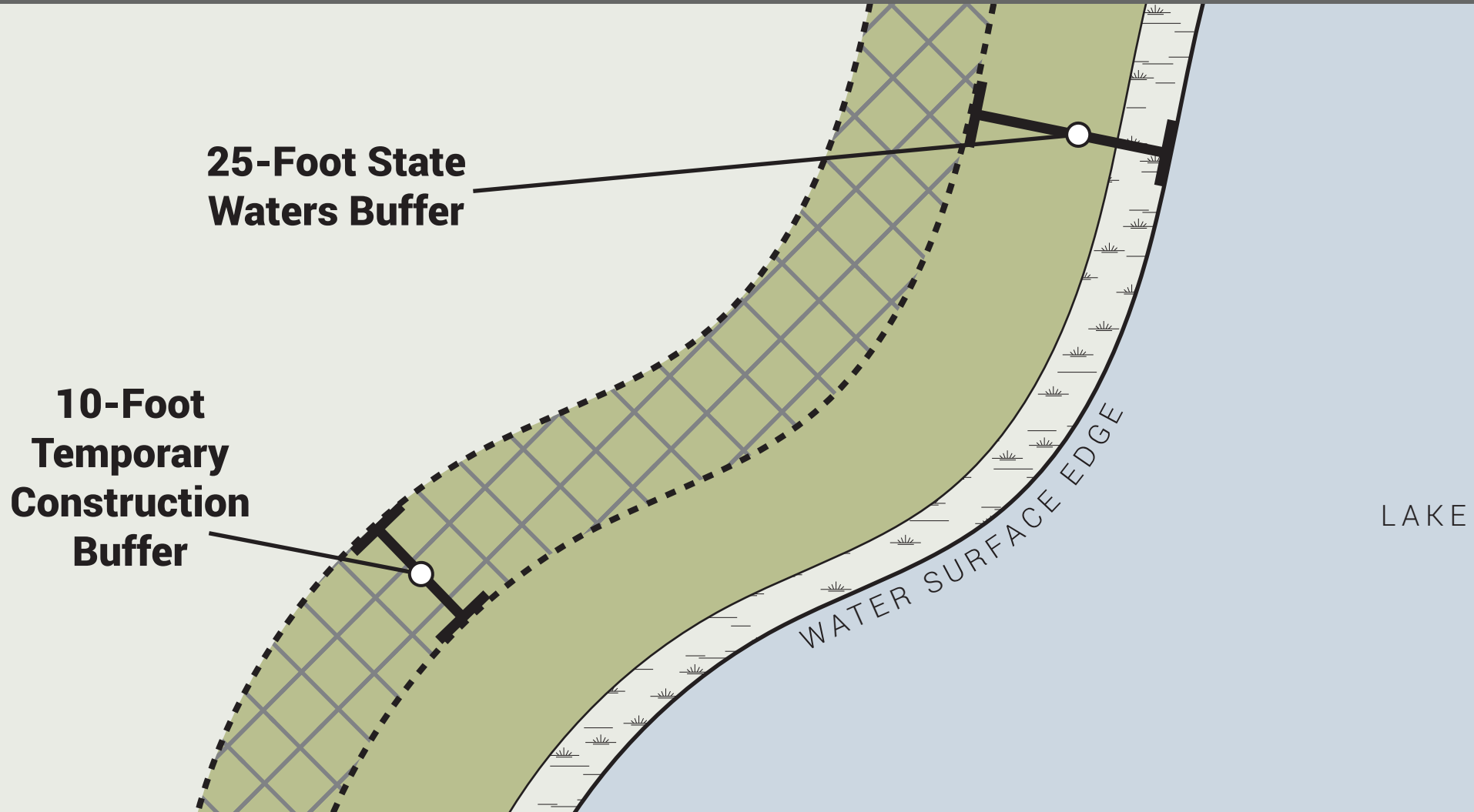


500-10.5.B

## Chattahoochee Tributary

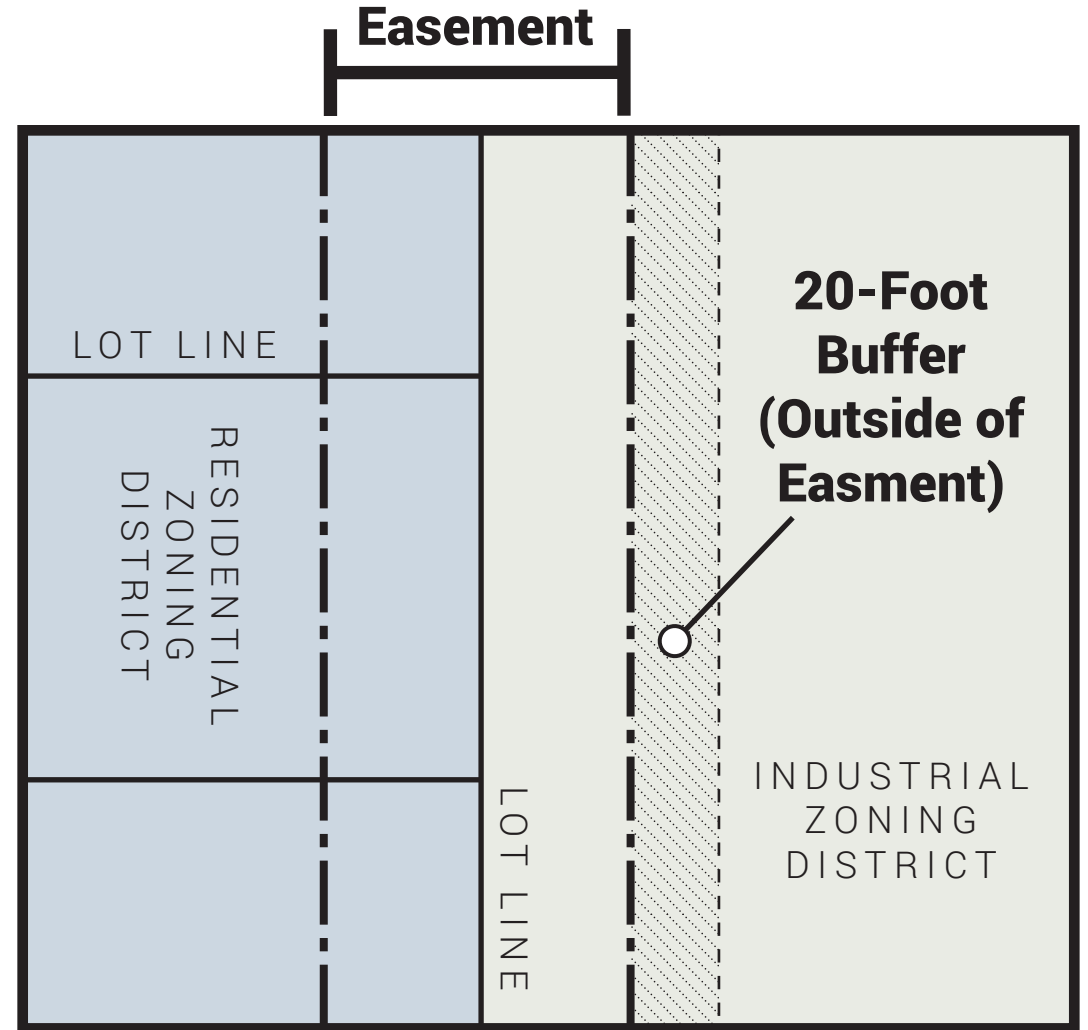
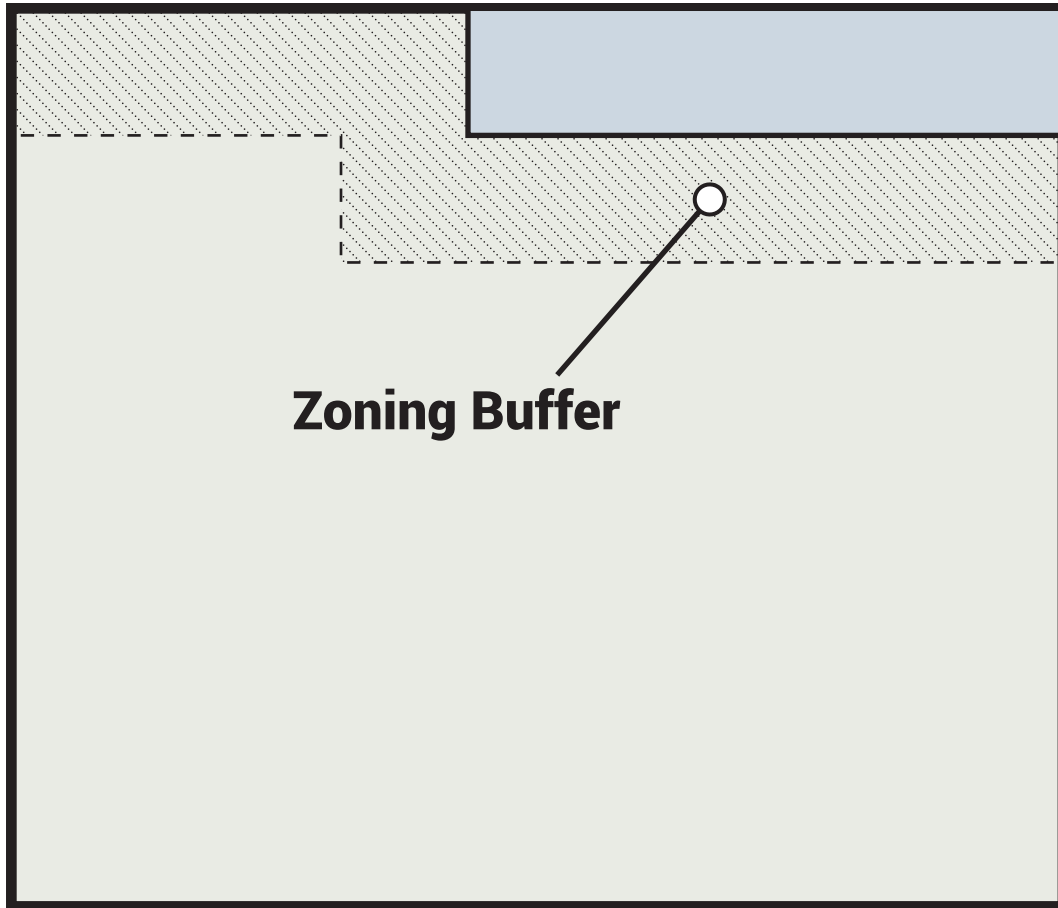


# 500-20.2 Lakes Buffer



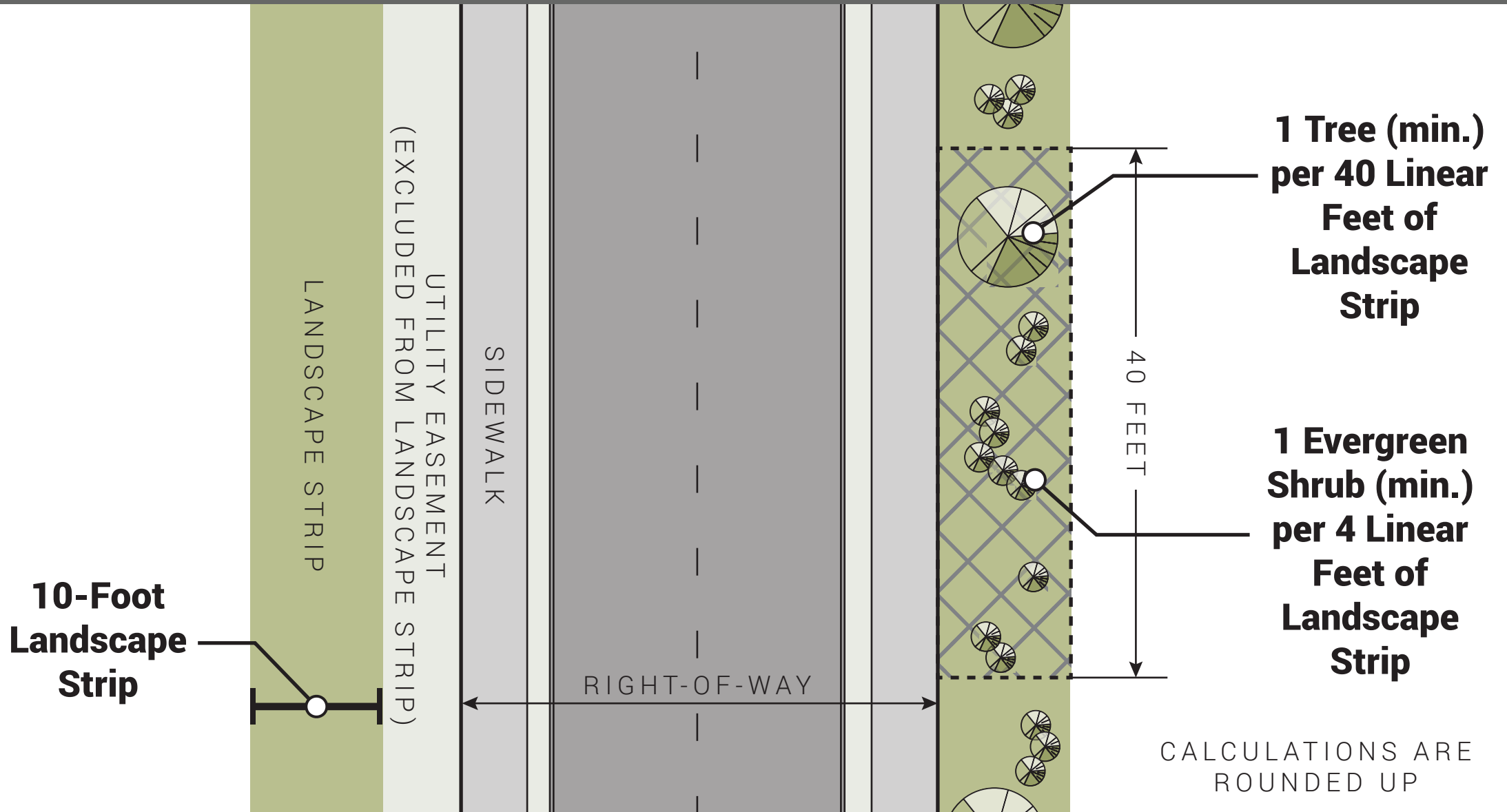
610-20.1

## Easement in Buffer



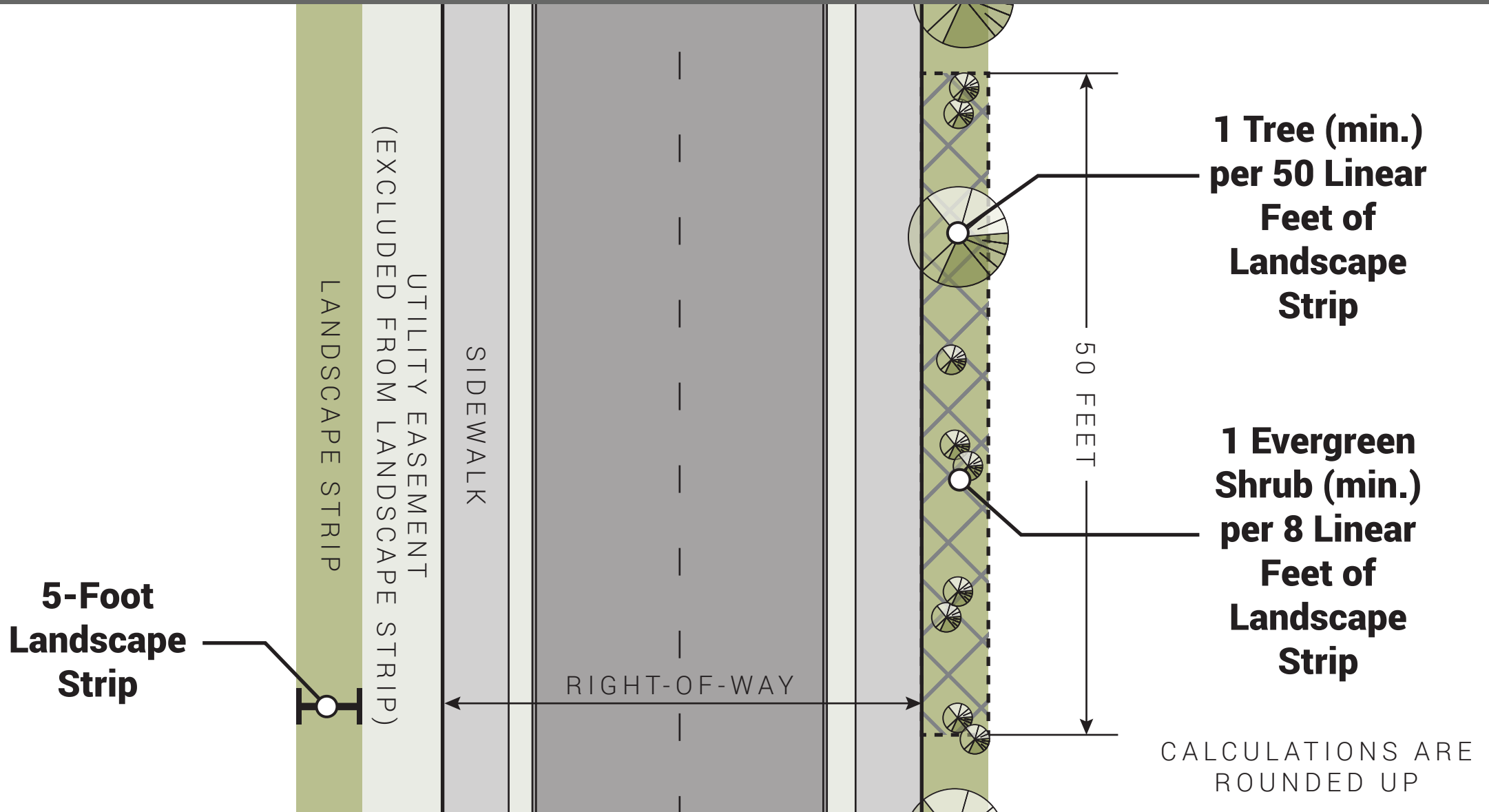
620-20.2

## Ten-Foot-Wide Landscape Strips



620-20.3

## Five-Foot-Wide Landscape Strips



620-20.4

## Landscape Strips Wider than 10 Feet

