

CHAPTER ELEVEN

RESIDENTIAL DISTRICTS

ARTICLE 1, RESIDENTIAL DISTRICTS PRIOR TO UDC VERSION 5:

11-1.1 **Purpose and Intent.** Residential districts existent prior to September 25, 2003, are to comply with permitted uses and performance standards as specified in this article.

11-1.2 **Permitted and Conditional Uses.** As provided in Table 11.1(a); and subject to the following provisions which apply to all uses in this district:

(A) A conditional use is required for any establishment conducting around the clock business hours.

11-1.3 **Performance Standards.** As provided in Table 11.2(a).

11-1.4 **Design Standards.** As provided in Article Section 11-9.3.

ARTICLE II, SINGLE FAMILY RESIDENTIAL DISTRICT (RES1):

11-2.1 **Purpose and Intent.** Res1 districts are intended to provide for subdivisions and neighborhoods consisting of detached single family dwellings surrounded by yards that provide a desirable and healthy environment. Res1 districts provide for detached manufactured/mobile homes and site built single family detached dwellings on individual lots. Res1 districts are generally served by public water supply, and public sanitary sewer is generally not available. This district shall be considered appropriate in areas designated as such in the Forsyth County Comprehensive Plan and where compatible with surrounding land uses, density and performance standards.

11-2.2 **Permitted and Conditional Uses.** As provided in Table 11.1(b); and subject to the following provisions which apply to all uses in this district:

(A) A conditional use is required for any establishment conducting around the clock business hours.

Certain specific uses are regulated by Chapter 16.

11-2.3 **Performance Standards.** As provided in Table 11.2(b).

11-2.4 **Design Standards.** As provided in Article Section 11-9.3.

ARTICLE III, SINGLE FAMILY RESIDENTIAL DISTRICT (RES2):

11-3.1 **Purpose and Intent.** Res2 districts are intended to provide for subdivisions and neighborhoods consisting of detached single family dwellings surrounded by yards that provide a desirable and healthy environment. Res2 districts are generally served by public water supply, and public sanitary sewer is generally not available. Because Res2 districts are generally served by individual septic tanks, maximum density is based on the health requirement that lots must be large enough to accommodate a septic tank drain field and replacement drain field area. This district shall be considered appropriate in areas designated as such in the Forsyth County Comprehensive Plan and where compatible with surrounding land uses, density and performance standards.

11-3.2 **Permitted and Conditional Uses.** As provided in Table 11.1(b); and subject to the following provisions which apply to all uses in this district:

(A) A conditional use is required for any establishment conducting around the clock business hours.

Certain specific uses are regulated by Chapter 16.

11-3.3 **Performance Standards.** As provided in Table 11.2(b).

11-3.4 **Design Standards.** As provided in Article Section 11-9.3.

ARTICLE IV, SINGLE FAMILY COMMUNITY RESIDENTIAL DISTRICT (CR2):

11-4.1 **Purpose and Intent.** CR2 districts are intended to provide for subdivisions and neighborhoods consisting of detached single family dwellings surrounded by yards that provide a desirable and healthy environment. The CR2 district is intended for larger-scale subdivisions built to higher than minimum standards allowing for variability in lot sizes to encourage variation in design to enhance neighborhood character. Development within this district must be served by public water and public sewer or an existing private sewage treatment plant with sufficient capacity. This district shall be considered appropriate in areas designated as such in the Forsyth County Comprehensive Plan and where compatible with surrounding land uses, density and performance standards.

11-4.2 **Permitted and Conditional Uses.** As provided in Table 11.1(b); and subject to the following provisions which apply to all uses in this district:

(A) A conditional use is required for any establishment conducting around the clock business hours. Certain specific uses are regulated by Chapter 16.

11-4.3 **Performance Standards.** As provided in Table 11.2(b).

11-4.4 **Design Standards.** As provided in Article Section 11-9.3.

ARTICLE V, SINGLE FAMILY RESIDENTIAL DISTRICT (RES3):

11-5.1 **Purpose and Intent.** Res3 districts are intended to provide for subdivisions and neighborhoods consisting of detached single family dwellings surrounded by yards that provide a desirable and healthy environment. The Res3 district is intended for larger-scale subdivisions built to higher than minimum standards. Open space should be provided for throughout the development and should be accessible and available for recreational use by residents. Since a higher density is permitted, Res3 districts must be served by public water and Public Sewer or an Existing Private Sewage Treatment Plant with Sufficient Capacity. This district shall be considered appropriate in areas designated as such in the Forsyth County Comprehensive Plan and where compatible with surrounding land uses, density and performance standards.

11-5.2 **Permitted and Conditional Uses.** As provided in Table 11.1(b); and subject to the following provisions which apply to all uses in this district:

(A) A conditional use is required for any establishment conducting around the clock business hours. Certain specific uses are regulated by Chapter 16.

11-5.3 **Performance Standards.** As provided in Table 11.2(b).

11-5.4 **Design Standards.** As provided in Article Section 11-9.3.

ARTICLE VI, SINGLE FAMILY RESIDENTIAL DISTRICT (RES4):

11-6.1 **Purpose and Intent.** The Res4 district is solely intended to provide for age-restricted housing in which at least one person 55 years or older inhabits at least 90% of occupied units within a given development, with all applicable verification requirements to the U. S. Department of Housing and Urban Development (HUD) in UDC section 16-4.8(C) otherwise receiving compliance. The Res4 district is to be composed of single family, primarily detached dwellings, situated on smaller lots and with buildings located closely together; attached duplex and quadraplex units may also be permitted. To compensate for reduced lot sizes and setbacks, greater open space is required. Open space should be provided for throughout the development and should be accessible and available for recreational use by residents. Public water and sanitary sewer are required for developments within Res4 districts. Res4 districts shall connect to Public Sewer or an Existing Private Sewage Treatment Plant with Sufficient Capacity. This district shall be considered appropriate in areas designated as such in the Forsyth County Comprehensive Plan and where compatible with surrounding land uses, density and performance standards.

11-6.2 **Permitted and Conditional Uses.** As provided in Table 11.1(b); and subject to the following provisions which apply to all uses in this district:

(A) A conditional use is required for any establishment conducting around the clock business hours. Certain specific uses are regulated by Chapter 16.

11-6.3 **Performance Standards.** As provided in Table 11.2(b).

11-6.4 **Special Application Requirements.** Applications for rezoning to the Res4 zoning district shall, in addition to the general requirements for rezoning applications specified in Chapter 8, submit the following as part of the application:

(A) Proof of availability of adequate sewer capacity including the size and location of connection points;

11-6.5 **Design Standards.** As provided in Article Section 11-9.3.

ARTICLE VII, MULTI FAMILY RESIDENTIAL (RES6):

11-7.1 **Purpose and Intent.** The Res6 district is intended to provide for single family attached dwellings that allow options to increase housing variety and opportunities. In addition, Res6 districts may allow institutional type residences and other conditional institutional uses, but not to such an extent as to sacrifice the overall residential image and character. Open space should be provided for throughout the development and shall be accessible and available for recreational use by residents. Public water and sanitary sewer are required for developments within Res6 districts. Res6 districts shall connect to Public Sewer or an Existing Private Sewage Treatment Plant with Sufficient Capacity. The overall density of Res6 developments is six units per acre and therefore allows for fee simple townhouses and

condominiums. This district shall be considered appropriate in areas designated as such in the Forsyth County Comprehensive Plan and where compatible with surrounding land uses, density and performance standards.

11-7.2 **Permitted and Conditional Uses.** As provided in Table 11.1(b); and subject to the following provisions which apply to all uses in this district:

(A) A conditional use is required for any establishment conducting around the clock business hours.

Certain specific uses are regulated by Chapter 16.

11-7.3 **Performance Standards.** As provided in Table 11.2(b).

11-7.4 **Special Application Requirements.** Applications for rezoning to the Res6 zoning district shall, in addition to the general requirements for rezoning applications specified in Chapter 8, submit the following as part of the application:

(A) Proof of availability of adequate sewer capacity including the size and location of connection points.

11-7.5 **Design Standards.** As provided in Article Section 11-9.3.

ARTICLE VIII, MANUFACTURED/MOBILE HOME PARK DISTRICT (MHP):

11-8.1 **Purpose and Intent.** MHP districts are intended to provide for affordable housing developments consisting of detached manufactured/mobile homes surrounded by minimal yards. The Manufactured/Mobile Home Park District is intended to provide for the leasing of spaces for the placement of manufactured/mobile homes, owned or rented by tenants, within a planned residential community. A manufactured/mobile home park is different from a residential subdivision in that the individual home spaces for manufactured/mobile homes are leased rather than platted and sold. By requiring less land per home space, manufactured/mobile home parks are built at densities greater than those for other detached dwellings. Service facilities such as laundry and leasing office are permitted uses in MHP districts. This district shall be considered appropriate in areas designated as such in the Forsyth County Comprehensive Plan and where compatible with surrounding land uses, density and performance standards.

11-8.2 **Permitted and Conditional Uses.** As provided in Table 11.1(b); and subject to the following provisions which apply to all uses in this district:

(A) A conditional use is required for any establishment conducting around the clock business hours.

Certain specific uses are regulated by Chapter 16.

11-8.3 **Performance Standards.** As provided in Table 11.2(b).

11-8.4 **Site Plan Review and Approval Required.** No manufactured/mobile home park shall be developed until and unless a site plan shall have been approved by the director and Director of Engineering.

11-8.5 **General Development Requirements.** In addition to the performance standards specified in Table 11.2(b), development within the MHP district shall meet the following requirements:

(A) **Site Frontage and Minimum Width.** Properties containing manufactured/mobile home parks shall have a minimum of two hundred (200) feet of public road frontage and a minimum lot width of two hundred (200) feet throughout the entire depth of the developed portion of the property.

(B) **Perimeter Buffer or Landscaping.** A minimum twenty (20) foot wide buffer, where natural vegetation exists, or where no natural vegetation exists, a landscape strip with evergreen trees and a solid wooden fence of six (6) feet in height shall be installed and maintained around the entire perimeter of the development, except for approved access crossings.

(C) **Open and Recreational Areas.** A minimum of 20 percent of the site area shall be open space and recreational area, including the required perimeter buffer and landscaping. A minimum of five percent of the total site area, counted as part of the required 20 percent, shall be devoted to active recreational facilities.

(D) **Community Services.** As part of the site plan review process, the developer may propose and the County may approve one or more other structures for manufactured/mobile home park occupants, such as laundries, storage, garages, parking, and park offices. Any structure that draws its trade from outside the park boundaries is prohibited.

(E) **Access.** The road system, both within and adjacent to the proposed park, shall be designed to meet the requirements of the County Fire Marshal's Office and the traveling public to include the following: 1) All interior roads shall be private but constructed to provide fire apparatus access and paved; 2) One-way interior roads shall be constructed with a minimum surface width of fourteen (14) feet, and shall be designated "no parking"; 3) Two-way interior roads shall be constructed with a minimum surface width of twenty-four (24) feet, and shall be designated "no parking"; 4) Interior roads shall be clearly marked at each intersection to identify traffic directions and space numbers served by the road.

- (F) **Guest Parking.** In addition to on-site parking, guest parking spaces shall be provided as part of the development, at a ratio of one parking space for every six (6) home spaces. Guest parking spaces shall be grouped and distributed evenly throughout the manufactured/mobile home park.
- (G) **Utilities.** All manufactured/mobile home parks, and each home space within the park, shall be served by approved public water and public sanitary sewer or community sewerage system.
- (H) **Drainage.** Drainage facilities shall be designed by an engineer and are subject to the approval of the Director of Engineering as part of the site plan review process.
- (I) **Refuse Collection.** Each manufactured/mobile home park shall provide refuse collection pads at locations convenient to each home space.
- (J) **Walkways.** Sidewalks shall be required along one side of the street and in areas where pedestrian traffic is expected, such as around recreation, management, mailbox groupings if provided, and service areas.
- (K) **Park Rules.** The property owner or manager shall submit operating rules and regulations governing the park to the director.

11-8.6 **Home Spaces in Manufactured/Mobile Home Parks.**

- (A) **Design.** Each home space shall be designed and constructed at such elevation, distance, and angle with respect to its access to provide for safe and efficient placement and removal of manufactured/mobile homes.
- (B) **Width, Depth, and Size of Spaces.** Each home space shall be at least forty (40) feet wide and seventy five (75) feet in depth. The minimum area for a home space shall be 3,000 square feet.
- (C) **Stands.** Each home space shall be provided with a concrete pad of sufficient size to accommodate the typical manufactured/mobile home to be located within that space, and the pad should be large enough to accommodate patios and provide for the anchoring of the home to secure it against movement; provided, however, that any individual stand shall be no less than fourteen (14) feet by sixty (60) feet and spaces intended to serve double-wide homes shall be at least twenty four (24) feet by sixty (60) feet.
- (D) **Use of Spaces.** No more than one (1) manufactured/mobile home shall occupy any individual home space. Recreational vehicles shall not be permitted on any home space, except that park management may permit a household with a valid lease agreement for a recreational vehicle to occupy a home space on a home space not occupied by a manufactured/mobile home for a period not to exceed fourteen (14) days within any six month period.
- (E) **Space Identification Numbers.** Home space numbers at least four inches in height shall identify each home space and shall remain readily identifiable while in use.
- (F) **Parking.** Two on-site parking spaces shall be provided on each home space or immediately off-site.
- (G) **Walkways.** A walkway at least two (2) feet wide must be provided from each individual home space to connect the manufactured/mobile home with the common walk or street.
- (H) **Setbacks.** No manufactured/mobile home shall be located closer than five (5) feet to a home space boundary, and home spaces shall be designed to provide for a minimum of twenty (20) feet of separation between manufactured/mobile homes on abutting home spaces.
- (I) **Additions and Accessory Structures.** Decks, porches, outdoor storage, or other exterior additions may be constructed or erected on a home space, subject to the approval of the park management. No such accessory structure shall be located closer than five (5) feet to a manufactured/mobile home space boundary.

Uses	R1R	CR1	R1	R2R	R2	R3	R4	LR	OSR
Dwellings, single-family attached (townhouses)	X	X	X	X	X	P	X	X	X
Dwellings, two-family (duplexes)	X	X	X	X	X	P	X	X	X
Dwellings, four-family (quadraplex)	X	X	X	X	X	P	X	X	X
Dwellings, single-family attached, joint ownership of common grounds (condominiums)	X	X	X	X	X	P	X	X	X
Dwellings, multi-family (apartments)	X	X	X	X	X	X	X	X	X
Forest uses associated with production, management and harvesting of timber	P	P	P	P	P	P	P	P	P
Gardens, non-commercial	P	P	P	P	P	P	P	P	P
Greenhouses, non-commercial	P	P	P	P	P	P	P	P	P
Guest houses	P	P	P	P	P	P	P	P	P
Horse stables, non-commercial	P	X	P	C	C	X	X	X	C
Industrialized housing	P	P	P	P	P	P	P	P	P
Kennels, Animal Hospitals and Veterinary Clinics	X	X	X	X	X	X	X	X	X
Land application systems (spray irrigation fields) for sewage waste disposal (Note 4)	C	C	C	C	C	C	C	C	C
Livestock raising, not including poultry and hogs	P	X	P	X	X	X	X	X	X
Major subdivisions for single family detached dwellings (Note 5)	P	P	P	P	P	P	X	P	P
Major subdivisions for manufactured homes	X	X	P	X	P	X	X	X	X
Manufactured/Mobile homes	X	X	P	X	P	X	X	P	X
Manufactured/Mobile home parks	X	X	X	X	X	X	P	X	X
Minor subdivisions for single family detached dwellings (Note 5)	P	P	P	P	P	P	X	P	P
Minor subdivisions for manufactured/mobile homes	X	X	P	X	P	X	X	P	X
Open spaces	P	P	P	P	P	P	P	P	P
Personal care homes and institutionalized living facilities, serving ten persons or less	C	C	C	C	C	P	X	C	C
Personal care homes and institutionalized living facilities, serving more than ten persons	X	X	X	X	X	C	X	X	X

Uses	R1R	CR1	R1	R2R	R2	R3	R4	LR	OSR
Place of worship 10,000 square feet or less in aggregate size (Note 7)	C (Note 3)	X	C (Note 3)	C (Note 3)					
Place of worship more than 10,000 square feet in aggregate size (Note 7)	X	X	X	X	X	X	X	X	X
Poultry houses	X	X	X	X	X	X	X	X	X
Professional home offices	P	P	P	P	P	P	P	P	P
Public and semi-public uses	P	P	P	P	P	P	P	P	P
Relocated residential structures	X	X	P	X	P	X	X	X	X
Roadside stands for the sale of produce and agricultural products produced on the premises	P	X	P	X	X	X	X	X	X
Schools for dance, martial arts, and other disciplines operated for profit or nonprofit 10,000 square feet or less in aggregate size	C (Note 3)	X	C (Note 3)	C (Note 3)					
Schools for dance, martial arts, and other disciplines operated for profit or nonprofit more than 10,000 square feet in aggregate size	X	X	X	X	X	X	X	X	X
Schools, private and parochial 10,000 square feet or less in aggregate size	C (Note 3)	X	C (Note 3)	C (Note 3)					
Schools, private and parochial more than 10,000 square feet in aggregate size	X	X	X	X	X	X	X	X	X
Short-term Rental	X	X	X	X	X	X	X	X	X
Uses not specified in this table	(Note 1)	(Note 1)	(Note 1)	(Note 1)					

* For any establishment conducting around the clock business hours, a conditional use permit is required.

Notes

Table 11.1(a)

- (1) In cases where a use is proposed but is not listed in this table, the director shall make an administrative determination as to whether or not the use is permitted in the zoning district or districts in question. The director will compare the proposed use to substantially similar uses to determine if the proposed use will be considered a prohibited, permitted, or conditional use. In making such determinations, the director shall consult the purpose and intent statements of the zoning district or districts in question, in addition to comparing the use in question to uses specifically listed in this table.
- (2) Guidelines for Conservation Subdivisions are found in Chapter 19, Conservation Subdivisions.
- (3) All accessory uses shall be identified in the conditional use permit application and on the associated site plan. Accessory uses proposed to be added after the initial conditional use permit approval shall require a new conditional use permit.
- (4) In addition to receiving County approval, all applicable state and federal approvals must be obtained.

- (5) In the R3 zoning district, major and minor subdivisions for single family detached dwellings require a 6,000 sq. ft. lot and have a maximum density of 4 units per acre.
- (6) Regulations for home businesses are found in Chapter 16, article 3.
- (7) Places of worship for which a CUP, rezoning or development permit application is being processed, that have been approved but not constructed, that are under construction, or that have received a Certificate of Occupancy prior to February 2, 2017, are exempt from the size cap. In addition, property immediately adjacent to the property on which a place of worship that is exempt pursuant to this note is located, that is purchased after February 2, 2017, is also exempt from the size cap. For properties exempted from the size cap pursuant to this note, the requirements for places of worship 10,000 square feet or less in aggregate size (either conditional use permit (C) or not permitted (X)) shall apply for each zoning district. For purposes of this chart, "aggregate size" shall mean total square footage of all structures on the property on which the place of worship is located.
- (8) Second principal dwelling for lots 5 acres and greater only.

TABLE 11.1(b)
USES PERMITTED IN RESIDENTIAL DISTRICTS*

P = Permitted
C = Conditional
X = Not Permitted

Uses	Res1	Res2	CR2	Res3	Res4	Res6	MHP
Accessory apartment, attached	C	C	C	C	C	X	X
Accessory apartment, detached	C	C	C	C	C	X	X
Active recreational facilities	P	P	P	P	P	P	P
Agricultural production of field crops, fruits, nuts, and vegetables	P	X	X	X	P	X	X
Accessory uses and structures determined by the director to be normally incidental to one or more permitted principal uses	P	P	P	P	P	P	P
Adult Entertainment & Adult Materials Establishments	X	X	X	X	X	X	X
Apiaries	P	P	P	P	P	P	P
Bed and breakfast inns	X	X	X	X	X	X	X
Boarding houses	X	X	X	X	X	X	X
Campgrounds	X	X	X	X	X	X	X
Cemeteries	C	C	C	C	C	C	C
Club or lodge, nonprofit 10,000 square feet or less in aggregate size	C (Note 3)						
Club or lodge, nonprofit more than 10,000 square feet in aggregate size	X	X	X	X	X	X	X
Communication towers	X	X	X	X	X	X	X
Conservation areas	P	P	P	P	P	P	P
Conservation subdivision	P (Note 2)	P (Note 2)	X	P (Note 2)	X	X	X
Country clubs, including golf courses and clubhouses including restaurants and golf pro shops as accessory uses	C (Note 3)	X	X				
Day care home, family	C	C	C	C	C	C	C
Day care centers	C	C	C	C	C	C	C
Dwellings, single-family detached	P	P	P	P	P	P (Note 5)	X
Dwellings, single-family attached (townhouses)	X	X	X	X	P	P	X
Dwellings, two-family (duplexes)	X	X	X	X	P	P	X

Uses	Res1	Res2	CR2	Res3	Res4	Res6	MHP
Place of worship more than 10,000 square feet in aggregate size (Note 7)	X	X	X	X	X	X	X
Poultry houses	X	X	X	X	X	X	X
Professional home offices	P	P	P	P	P	P	P
Public and semi-public uses	P	P	P	P	P	P	P
Relocated residential structures	P	X	X	X	X	X	X
Roadside stands for the sale of produce and agricultural products produced on the premises	C	X	X	X	X	X	X
Schools for dance, martial arts, and other disciplines operated for profit or nonprofit 10,000 square feet or less in aggregate size	C (Note 3)						
Schools for dance, martial arts, and other disciplines operated for profit or nonprofit more than 10,000 square ft in aggregate size	X	X	X	X	X	X	X
Schools, private and parochial 10,000 square feet or less in aggregate size	C (Note 3)						
Schools, private and parochial more than 10,000 square feet in aggregate size	X	X	X	X	X	X	X
Senior housing, assisted living facility	X	X	X	X	C	C	X
Senior housing, continuing care retirement community (CCRC)	X	X	X	X	X	X	X
Senior housing, senior independent living	X	X	X	C	C	C	X
Senior housing, skilled nursing facility	X	X	X	X	X	X	X
Short-term Rental	X	X	X	X	X	X	X
Uses not specified in this table	(Note 1)						

* For any establishment conducting around the clock business hours, a conditional use permit is required.

**The prohibition on apartments in Res6 shall not apply to the rezoning approved in ZA3595, which was generally referenced in a September 6, 2012 settlement agreement involving the County Commission.

Notes

Table 11.1(b)

- (1) In cases where a use is proposed but is not listed in this table, the director shall make an administrative determination as to whether or not the use is permitted in the zoning district or districts in question. The director will compare the proposed use to substantially similar uses to determine if the proposed use will be considered a prohibited, permitted,

or conditional use. In making such determinations, the director shall consult the purpose and intent statements of the zoning district or districts in question, in addition to comparing the use in question to uses specifically listed in this table.

- (2) Guidelines for Conservation Subdivisions are found in Chapter 19, Conservation Subdivisions.
- (3) All accessory uses shall be identified in the conditional use permit application and on the associated site plan. Accessory uses proposed to be added after the initial conditional use permit approval shall require a new conditional use permit.
- (4) In addition to the receiving County approval, all applicable state and federal approvals must be obtained.
- (5) Single Family Detached is permitted but density is limited to 5 units to the acre.
- (6) Regulations for home businesses are found in Chapter 16, article 3.
- (7) Places of worship for which a CUP, rezoning or development permit application is being processed, that have been approved but not constructed, that are under construction, or that have received a Certificate of Occupancy prior to February 2, 2017, are exempt from the size cap. In addition, property immediately adjacent to the property on which a place of worship that is exempt pursuant to this note is located, that is purchased after February 2, 2017, is also exempt from the size cap. For properties exempted from the size cap pursuant to this note, the requirements for places of worship 10,000 square feet or less in aggregate size (either conditional use permit (C) or not permitted (X)) shall apply for each zoning district. For purposes of this chart, "aggregate size" shall mean total square footage of all structures on the property on which the place of worship is located.

TABLE 11.2(a)
PERFORMANCE STANDARDS
FOR RESIDENTIAL DISTRICTS

Performance Standard	Residential Zoning Districts								
	R1R	CR1	R1	R2R	R2	R3	R4	OSR	LR
Minimum lot area for zoning to the district	None	100 acres	None	None	None	None	5 acres	None	None
Maximum area for the district	None	None	None	None	None	None	15 acres	None	None
Minimum lot size in sq. ft. of land area with individual on-site sewage disposal	30,000	NA	40,000	25,500	30,000	NA	NA	20,000	25,500
Maximum density per acre with individual on-site sewage disposal	1.45 units per acre	NA	1.09 units per acre	1.71 units per acre	1.45 units per acre	NA	NA	1.00 units per acre	1.71 units per acre
Minimum lot size when connected to approved public or private sewer system	30,000	12,000 with an avg. of 19,500	40,000	22,000	30,000	7,260	NA	20,000	25,500
Maximum density per acre when connected to approved public or private sewer system	1.45 units per acre	2.2 units per acre	1.09 units per acre	1.98 units per acre	1.45 units per acre	6 units per acre	8 units per acre	1.00 units per acre	1.71 units per acre
Minimum lot width (feet) (Note 2)	100	100	150	100	100	80 feet	NA	80	100
Minimum lot size for major sub-divisions for manufactured homes	NA	NA	43,560	NA	43,560	NA	NA	NA	NA

Performance Standard	Residential Zoning Districts								
	R1R	CR1	R1	R2R	R2	R3	R4	OSR	LR
Minimum open space (percent of total site area)	None	10%	None	None	None	15%	20%	2 contiguous acres	None
Minimum front setback (Note 1)	35 feet	30 feet	50 feet	30 feet	30 feet	20 feet	50 feet	25 feet	25 feet
Minimum side setback	10 feet	10 feet	25 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Minimum rear setback	25 feet	25 feet	40 feet	25 feet	25 feet	25 feet	15 feet	25 feet	25 feet
Minimum exterior setback, (major subdivisions only)	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum heated floor area per dwelling unit	700 sq. feet	1250 sq. feet	700 sq. feet	1100 sq. feet	700 sq. feet	400 sq. feet	550 sq. feet	700 sq. feet	1200 sq. feet

Maximum height	Character Areas																						
	McFarland		South GA 400		Big Creek		Haw Creek & Daves Creek		Lanier		Vickery Creek		Campground		North GA 400		Chestatee / Jot Em Down		Etowah		Sawnee Mountain		
	McFarland	McFarland/ Shiloh Road Regional Node	South GA 400	South GA 400/ Highway 141 Regional Node	Big Creek	Peachtree Parkway Community Node	Haw Creek & Daves Creek	Haw Creek Community Node	Lanier	Lake Lanier/ Mary Alice Park Community Node	Vickery Creek	Castleberry/ Bethelview Community Node	Campground	Highway 20 Neighborhood Node	Highway 20 Community Node	North GA 400	Hammond's Crossing Regional Node	Chestatee/Jot Em Down	Chestatee Neighborhood Node	Etowah	Matt and Silver City Neighborhood Nodes	Sawnee Mountain	Coal Mountain Community Node
50'	Office Uses: 80'	Mixed Use: 70' (Note 3)	50'	Office Uses and Mixed Use: 60' (Note 3)	40'	50'	40'	Non-Residential Uses and Mixed Use: 50' (Note 3)	40'	60'	40'	Non-Residential Uses and Mixed Use: 60' (Note 3)	30'	40'	50'	50'	Non-Residential Uses and Mixed Use: 80' (Note 3)	30'	40'	30'	40'	30'	40'

Notes

Table 11.2(a)

- (1) For corner lots and double frontage lots, this setback shall be observed along both frontages.
- (2) The minimum lot width for single family detached units shall be 60 feet for any project that is zoned R3 and has an approved sketch plat that identifies the proposed use as single family detached units.
- (3) The maximum height for any use not referenced for this node shall be the maximum height allowed for the character area in which the node is located.

TABLE 11.2(b)
PERFORMANCE STANDARDS
FOR RESIDENTIAL DISTRICTS

Performance Standards	Residential Zoning Districts						
	Res1	Res2	CR2	Res3	Res4	Res6	MHP
Minimum lot area for zoning to the district	N/A	N/A	30 acres	N/A	N/A	N/A	5 acres
Maximum area for the district	N/A	N/A	N/A	N/A	N/A	N/A	15 acres
Minimum lot size in sq. ft. of land area with individual on-site sewage disposal	37,000	30,000	N/A	N/A	N/A	N/A	N/A
Maximum density per acre with individual on-site sewage disposal	1.00 unit per acre	1.3 units per acre	N/A	N/A	N/A	N/A	N/A
Minimum lot size in sq. ft. when connected to approved public or private sewer system	37,000	22,000	10,000 with a min. avg. of 16,000 (Note 4)	14,750 with a min. avg. of 18,500 (Note 1)	10,000	4,000	N/A
Maximum density per acre when connected to approved public or private sewer system	1.00 unit per acre	1.5 units per acre	2.0 units per acre	1.8 units per acre	2.5 units per acre	6.00 units per acre	8.00 units per acre
Minimum lot width (feet)	100	100	65 with a min. avg. of 80	80	60	N/A	N/A
Minimum open space (percent of total site area)(for major subdivisions only)	None	None	None	15%	25%	40%	20%
Common area	5%	5%	8%	5%	5%	5%	5%
Minimum front setback (Note 2 and Note 6)	50 feet	30 feet	25 feet	25 feet	20 feet	20 feet	50 feet
Minimum side setback	25 feet	15 feet	5 feet with no less than 20 ft. between structures	10 feet	10 feet	10 feet	15 feet
Minimum rear setback	25 feet	25 feet	25 feet	25 feet	20 feet	20 feet	15 feet
Minimum exterior setback, (major sub-divisions only and MHP districts)	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum exterior buffer (Note 3)	25 feet (Note 8)	25 feet (Note 9)	25 feet (Note 8)	25 feet (Note 9)	25 feet (Note 9)	25 feet (Note 8)	25 feet (Note 8)
Minimum heated floor area per dwelling unit	1,500 sq. ft.	2,000 sq. ft.	2,000 sq. ft. (Note 10)	2,000 sq. ft. (Note 10)	1,500 sq. ft. (Note 11)	1,500 sq. ft.	700 sq. ft.
Maximum lot coverage (Note 7)	No maximum	35%	No maximum	35%	40%	No maximum	No maximum

Maximum height	Character Areas																						
	McFarland		South GA 400		Big Creek		Haw Creek & Daves Creek		Lanier		Vickery Creek		Campground		North GA 400		Chestatee / Jot Em Down		Etowah		Sawnee Mountain		
	McFarland	McFarland/ Shiloh Road Regional Node	South GA 400	South GA 400/ Highway 141 Regional Node	Big Creek	Peachtree Parkway Community Node	Haw Creek & Daves Creek	Haw Creek Community Node	Lanier	Lake Lanier/ Mary Alice Park Community Node	Vickery Creek	Castleberry/ Bethelview Community Node	Campground	Highway 20 Neighborhood Node	Highway 20 Community Node	North GA 400	Hammond's Crossing Regional Node	Chestatee/Jot Em Down	Chestatee Neighborhood Node	Etowah	Matt and Silver City Neighborhood Nodes	Sawnee Mountain	Coal Mountain Community Node
	50'	Office Uses: 80' Mixed Use: 70' (Note 5)	50'	Office Uses and Mixed Use: 60' (Note 5)	40'	50'	40'	Non-Residential Uses and Mixed Use: 50' (Note 5)	40'	60'	40'	Non-Residential Uses and Mixed Use: 60' (Note 5)	30'	40'	50'	50'	Non-Residential Uses and Mixed Use: 80' (Note 5)	30'	40'	30'	40'	30'	40'

Notes

Table 11.2(b)

- (1) Res3 rezoning applications applied for and/or approved by the Board of Commissioners between the following dates may comply with the minimum lot size requirement as follows – between July 18, 2013 and October 2, 2014: 10,000 sq. ft.
- (2) For corner lots and double frontage lots, this setback shall be observed along both frontages.
- (3) One of the following shall be required: (I)(a) residential subdivision covenants shall be prepared requiring exterior lots to have a 25 foot exterior buffer which may be included in lot size calculation, to be enforced by an incorporated property owner's association; (b) where a property owners' association is not incorporated, deed restrictions shall be recorded and referenced on the final subdivision plat requiring exterior lots to have a 25 foot exterior buffer which may be included in lot size calculation; **or** (II) establish an exterior buffer with the buffer not being included in the lot size calculation. If option (I) is utilized, then the buffer shall not be counted toward the required open space. If option (II) is utilized, then the buffer may be counted toward the required open space.
- (4) A maximum lot size of 32,670 sq. ft. (¾ acre) shall be allowed for use in the calculation of the minimum average lot size.
- (5) The maximum height for any use not referenced for this node shall be the maximum height allowed for the character area in which the node is located.
- (6) Front setback may be reduced to ten (10) feet for the principal dwelling if pulling the house to the street is a preferred design strategy as specified within character area guidelines for appropriate zoning classifications identified in the Forsyth County Comprehensive Plan. Setbacks must be consistent for all principal dwellings located on the same street.
- (7) Maximum lot coverage for the purposes of this chapter means the percentage of the lot covered by all structures including primary and any accessory buildings, however lot coverage does not include other impervious surfaces such as driveways, pools, at grade patios or at grade pool decks.
- (8) For Res1, CR2, Res 6, and MHP when paralleling right-of-way, the minimum exterior buffer width increases to 40 feet.
- (9) For Res2, Res3, and Res4 major subdivisions where the exterior of the development abuts the right-of-way, the development shall comply with the requirements of Section 11-9.6(J). For Res2, Res3, and Res4 minor subdivisions, no exterior buffer is required.
- (10) 1,250 sq. ft. minimum for lots not part of a major subdivision.
- (11) 800 sq. ft. minimum for lots not part of a major subdivision.

GENERAL EXTERIOR BUFFER GUIDELINES: The exterior buffer shall begin at the edge of the lot line, dedicated right of way, or property line, whichever is applicable. The buffer may be disturbed, but it must be replanted in accordance with the Forsyth County Buffer Standards. If the buffer is undisturbed, it still must meet the purposes and intent of the Forsyth County Buffer Standards, to wit, an undisturbed buffer must be supplemented with additional plantings if it is not visually impervious. Buffer plantings must be identified on either a landscape plan or Tree Protection and Replacement Plan to demonstrate compliance. Any plantings that die within the first year must be replaced.

ARTICLE IX. SITE DEVELOPMENT AND DESIGN STANDARDS FOR ALL RESIDENTIAL DISTRICTS, EXCLUDING MHP DISTRICT:

11-9.1 **Purpose and Intent.** Residential design regulations are intended to improve aesthetic appearance and enhance community character. Mindful consideration of attractive and quality residential design is essential to implement policy goals identified in the county's comprehensive plan that focus upon the creation and maintenance of quality building and site design standards. The objective of this Article is to bolster community identity through the establishment of requirements that promote distinctive materials and craftsmanship in residential building.

Community character areas identified within the comprehensive plan seek to distinguish neighborhoods within given vicinities through the promotion of identifiable characteristics related to house design, lot requirements and subdivision guidelines. A strategic approach to achieving quality design is through the incorporation of regulations pertaining to elements such as building details, siting, circulation and landscaping as well as the location of amenities. These types of measures shall accommodate growth while ensuring community character is prioritized, which ultimately supports the quality of life aspiration that has been acknowledged as a key component of the county's vision statement communicated in the comprehensive plan.

11-9.2 **Applicability.**

- (A) All new major subdivisions and future phases of existing major subdivisions within all residential zoning districts of unincorporated Forsyth County, excluding the MHP District, shall comply with 11-9.4.
- (B) Notwithstanding subparagraph (A), this article shall not apply to the remodel of or addition to an existing structure to the extent the existing structure does not comply with the provisions of this article.
- (C) If a structure for which this article would otherwise apply is damaged, the structure may be rebuilt without needing to comply with those provisions of this article with which the prior structure did not comply at the time of destruction.
- (D) New, major subdivisions located within Res2, Res3, and Res4 zoning districts must comply with sections 11-9.3, 11-9.5, and 11-9.6. New, major subdivisions within the Res6 zoning district must comply with sections 11-9.3 and 11-9.5 for any single family detached product.
- (E) Future phases of existing, major subdivisions within Res2, Res3, and Res4 zoning districts for which houses have not been permitted shall comply with sections 11-9.3 and 11-9.5. This requirement shall also pertain to any future phases of existing, major subdivisions for which houses have not been permitted and which involve single family detached products within the Res6 zoning district. This requirement shall be waived for the final phase of a multi-phased development, which was approved under a single zoning application with a single multi-phase site plan, that is in need of a land disturbance permit in order to complete its final phase when all other phases are either complete or when no less than 90% of the total approved residential structures in the other phases have been issued certificates of occupancy.
- (F) New, minor subdivisions within Res2, Res3, and Res4 zoning districts for which houses have not been permitted must comply with sections 11-9.3, 11-9.4 and 11-9.5. New, minor subdivisions within the Res6 zoning district for which houses have not been permitted must comply with sections 11-9.3 and 11-9.5 for any single family detached product.

11-9.3 **Application Requirements.**

- (A) Submission of the materials otherwise required in this section may be waived if neither the district performance standards nor the scope of the application request would be affected by the materials.
- (B) Where required by the applicability requirements of section 11-9.2, and not otherwise waived, the following materials must be submitted with a building permit application.
 - (1) Elevation drawings of all building types; renderings may also be submitted in addition to required elevations.
 - (2) Visual examples including photographs or physical samples and narrative description of exterior building materials.
 - (3) Details, finish material imagery, and descriptions for fencing and retaining walls.

- (C) At the time of final plat for new, major subdivisions or building permitting for platted lots and new, minor subdivisions, the following shall be submitted.
- (1) Details pertaining to windows, garage doors, porches, decks, exterior walls, gutters and roof detailing.
 - (2) Details pertaining to walkways, landscaping and exterior lighting.
 - (3) Details pertaining to design and finish materials for fencing and retaining walls.
 - (4) Sidewalks, planting strips and trails must be shown on the site plan.
 - (5) Images or other visual examples of the proposed open space character.

11-9.4 **Building Materials.** Where required by the applicability requirements of section 11-9.2, vinyl exterior wall cladding of any kind is prohibited.

11-9.5 **Lot Standards.** Where required by the applicability requirements of section 11-9.2, the following standards apply to individual lots.

- (A) **Wall Finishes.** Exterior wall finish materials (excluding foundations, trim, windows, and doors) are limited to the following.
- (1) Brick: Full-depth masonry brick, but not adhered brick veneers;
 - (2) Stone: Unpainted natural stone, unpainted cast stone or manufactured stone having the appearance of natural stone, and unpainted terra cotta;
 - (3) True three (3) coat cement stucco;
 - (4) Siding: Natural wood or cementitious siding including lap siding and board and batten; and
 - (5) Shingles: Wood or cementitious shakes and shingles.
- (B) **Siding.** Cementitious siding must have a twenty (20) year or greater warranty.
- (C) **Lap siding.** Lap siding must have a six and one quarter (6.25) inches maximum lap exposure with the Director authorized to provide an administrative variance to increase or decrease this numerical requirement subject to the Director's determination that the requested variance is consistent with the size and scale of the dwelling.
- (D) **Foundation walls.** Exposed foundation walls must be faced in brick, stone, or manufactured stone to the level of the first finished floor when there is a basement or at least eighteen (18) inches above grade for the entire perimeter wall when the building has a slab on grade.
- (E) **Massing.** Any exterior wall of a single-family detached dwelling which is longer than twenty (20) feet and which faces a right-of-way or public space that is exterior to the development must incorporate exterior wall projections or recesses of at least eighteen (18) inches. Porches shall count toward this requirement, but chimneys shall not be counted toward this requirement.
- (F) **Eaves and Overhangs.** Eaves on sloped roofs must extend a minimum of twelve (12) inches from the face of the building. Roof overhangs at gables must extend a minimum of six (6) inches from face of the building.
- (G) **Roof Shingles.** Asphalt shingle roofs must have a twenty-five (25) year or greater manufacturer's warranty.
- (H) **Gutters.** Where provided, all gutters must be metal. Gutters must be provided on all sloped roofs except roofs which project less than two (2) feet from the face of the building, roofs on dormers, or roofs above bay windows.
- (I) **Windows.** Any exterior wall facing the side yard must provide window openings or false windows as defined in section 11-9.5.J that equal or exceed five percent (5%) of the total area of that wall. Any exterior wall facing the front yard must provide window openings that equal or exceed thirteen percent (13%) of the area of the wall. Walls that face the side yard and are finished in brick, stone, or manufactured stone are exempt from the window area requirement.
- (J) **False Windows and Louvers.** False windows may count toward the side window area requirement in Section 11-9.5.I where they are similar in size, shape, and materials to other windows on that building and consist of trim with closed shutters that have the appearance of a shuttered window or windows. A single louvered panel with trim may also count toward this requirement. False windows shall not be allowed to count toward this requirement unless shutters adjacent to a true window or windows are also provided on another exterior wall.
- (K) **Window depth.** The window glass pane must be recessed a minimum of one and three sixteenths (1.1875) inches from either the adjacent exterior wall (when no trim is provided) or from the trim (when trim of at least three and a half (3.5) inches wide is provided).
- (L) **Garage Doors.** For single-family detached dwellings with attached garages, garage doors facing a street must not project or be recessed less than eighteen (18) inches, or project more than ten (10) feet from the

surface of the exterior wall or from the front face of a porch. For the sake of this requirement, a porch must be:

- (1) At least six (6) feet deep.
 - (2) At least thirty-three percent (33%) of the width of the exterior wall from which it projects.
 - (3) Covered and continuous.
- (M) **Variation in facades.** No more than three (3) adjacent houses located on the same side of the street may have identical façade designs. Differentiation between adjacent houses may be accomplished by at least four (4) of the following:
- (1) Different exterior wall materials (color alone is not sufficient);
 - (2) Different window placement, including a change of at least twenty-four (24) inches or a different window type;
 - (3) Different building heights, including a variation of at least twenty-four (24) inches between adjacent buildings; and
 - (4) Different roof forms, including but not limited to slope, gables, hips, or dormers; and
 - (5) Different garage configuration, including garage doors facing a different direction or a variation in the setback of the garage door from the main building or porch as defined in section 11-9.5(L) of at least twenty-four (24) inches as well as a different garage door type.
- (N) **Landscape.** A minimum of ten percent (10%) of the uncovered area of the lot must be planted in trees, shrubs, or perennial ground cover other than turf grass.
- (O) **Tree planting.** Trees in the front yard must be planted five (5) feet measured in a straight line from the center of the trunk to the edge of the right-of-way. In Res2 and Res3 zoning districts provide at least one two (2) inch caliper minimum overstory tree for each lot in addition to the requirements of the Forsyth County Ordinance 98 (Tree Protection and Replacement Ordinance).
- (1) In order to provide adequate growing area and soil volume for planted trees, the following minimum criteria must be observed unless otherwise approved by the County Arborist to improve the viability of the planted trees:
 - (a) Minimum open soil surface area with average soil depths greater than or equal to three (3) feet:
Overstory Trees: 400 square feet.
Understory Trees: 100 square feet.
 - (b) Minimum setbacks from exterior of trunk to buildings:
Overstory Trees: 20 feet
Understory Trees: 10 feet
 - (c) Minimum setbacks from exterior of trunk to sidewalks, driveways, and other impervious surfaces:
Overstory Trees: 8 feet
Understory Trees: 4 feet
 - (2) In some situations, certain conditions or constraints, such as but not limited to existing or proposed utilities, infrastructure, streams, wetlands or other environmental factors, may limit the ability of a site to support the minimum number of required trees. The County Arborist may approve and/or require alternative planting locations or other means of compliance for fulfilling the planting requirement for any tree required by the Tree Ordinance, UDC, or other development regulations. Such decisions shall be based on established principles and practices of arboriculture and with consideration to maximizing the tree's health and contribution to the landscape and environment in order to fulfill the purpose and intent of this Article.

11-9.6 **Subdivision standards.** Where required by the applicability requirements of section 11-9.2, the following subdivision-based standards apply.

- (A) **Retaining Walls.** Retaining walls must be faced with natural stone, brick, or minimum four (4) inch thick manufactured stone; modular block is allowed. The underlying substrate may not be visible through the facing material. Retaining walls located on individual lots are not subject to this requirement.
- (B) **Gabion Walls.** Retaining walls constructed of metal cages filled with rock or similar material are prohibited where visible from any adjacent or nearby lot, or any public or private street. In addition, gabion walls are restricted to the location of designated common areas and stormwater facilities. Maintenance of the gabion wall structure and any associated vegetation shall be the responsibility of the homeowner association.

- (C) **Retaining wall height.** Retaining walls are limited to six (6) feet in height. When multiple retaining walls are needed, each wall must step back a distance equal to at least two-thirds of the maximum height of the other two nearest retaining walls.
- (D) **Common Mailbox facilities.** Common mailbox areas must include a roofed area to provide shelter to the patron from the elements and provide a fixed trashcan or recycling bin within the covered area.
- (E) **Amenity Area location.**
 - (1) Active amenity areas such as pools are not permitted within two hundred (200) feet of street frontage outside of the development or to be visible from a public street outside of the development.
 - (2) Alternatively the active amenity areas must be screened from the public street by a twenty (20) foot wide buffer planted with evergreen trees and shrubs that will reach a minimum height of six (6) feet within a year of planting. The above required buffer applies in addition to the exterior buffer requirements of 11-9.6(J).
- (F) **Street layout.** Straight street lengths are limited to no more than one thousand (1,000) feet without an intervening street intersection or a horizontal curve with a centerline radius of no more than two hundred (200) feet. An exception to this requirement for unnecessary hardship due to topography or natural features may be granted by the Director of Engineering.
- (G) **Light fixtures.** Any lighting fixture not attached to a building must be full-cutoff, this shall take precedence over Section 16-4.22(A)2.
- (H) **Common Area size.** Common area shall be no smaller than eight thousand (8,000) square feet in size.
- (I) **New trees.** All new trees planted in Home Owner Association maintained areas must be two (2) inch caliper minimum in size, planted before the issuance of the final plat.
- (J) **Exterior Buffer.** Exterior buffers must be provided according to either (1) or (2) as noted below:
 - (1) A forty (40) foot buffer must be provided along the right(s)-of-way, with an additional ten (10) foot landscape strip adjacent to the right(s)-of-way. Both the buffer and the landscape strip shall be owned and maintained by the homeowner association. If the undisturbed buffer is sparsely vegetated as determined by the County Arborist, the buffer must be planted to meet the requirements of the Forsyth County Buffer Standards. Each hundred (100) linear feet of landscape strip must contain a minimum mix of three (3) overstory trees, two (2) inch caliper size minimum; sixty-four (64), two (2) gallon evergreen shrubs; and thirty-two (32), two (2) gallon perennials. Alternative configurations that meet the intent of this Article are allowed if approved by the County Arborist. Notwithstanding the requirements of Section 18-10.3, driveways and signage within 30 feet of the edge of driveway pavement shall be exempt from this requirement.
 - (2) Where consistent with the intent of this Article, the rear yard may face a public right of way when treated with the identified, front facade elements below:
 - (a) The rear pedestrian entrance must face a public street. A minimum three (3) foot walkway must be provided from the rear pedestrian entrance of the house to the adjacent sidewalk along the public right of way.
 - (b) Any wall facing the rear yard must provide window openings whose area sum equals or exceeds fifteen percent (15%) of the area of the wall.
 - (c) Trees in the rear yard must meet the front yard tree requirements of the Tree Ordinance, and
 - (d) Maximum front yard fence height requirements from section 16-4.12(A) shall apply to the rear yard fencing.
- (K) **Park and trail connection.** If any trails or pedestrian paths within an existing public park are located within 500 feet of the property line of a development, a connection to that pedestrian path or trail must be provided from a sidewalk or trail within the development. If any parks or trails are proposed in any County-approved plan within 500 feet of the property line of a development, a stub out trail leading to the proposed park or trail must be provided up to the property line. Walking trails must be at least five (5) feet wide and shall be surfaced with tree mulch, rock dust, pea gravel, or similar material appropriate for pedestrian use. An exception to this requirement for unnecessary hardship due to topography or natural features may be granted by the director. The trail or path area required by this section both on and off the property may count towards required common area.
- (L) **Sidewalks required.** Five (5) foot sidewalks are required on one side of all new streets. Sidewalks and trails must form a continuous network.

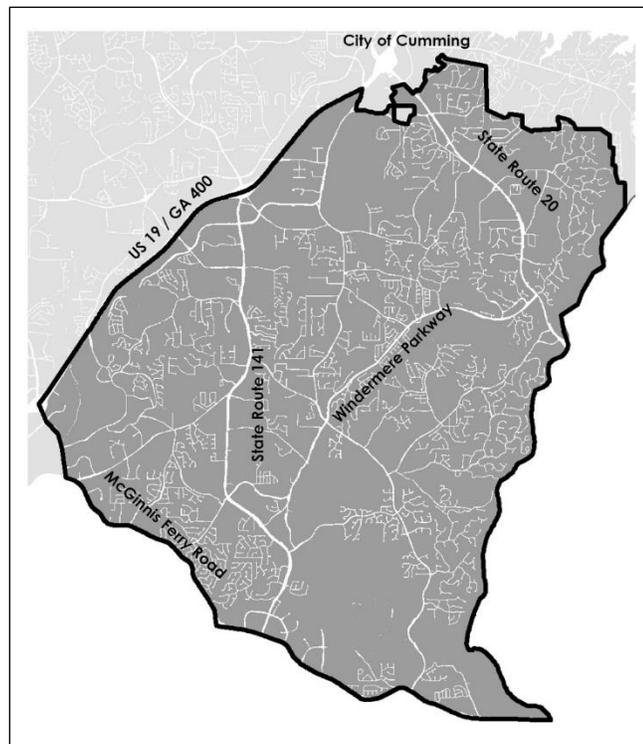
11-9.7 **Southeast Forsyth Design Standards.**

- (A) **Intent.** The intent of this article is to provide a set of design standards that elevate the quality of residential construction permitted in Southeast Forsyth County. In creating a higher standard of construction, this

article aims to enhance a sense of place, inspire a variety of building appearances, and address Comprehensive Plan character area goals including tightening the relationship between buildings and the street and providing enhanced connectivity to the community.

- (B) **Delineation of Southeast Forsyth.** The Southeast Forsyth design standards set out in this section shall apply to all properties located within the area indicated in Illustration 11.1, the boundary of which area is described as follows: Beginning at the point where McGinnis Ferry Road meets the eastern boundary of the County, following McGinnis Ferry Road west (generally) to McFarland Road, then following McFarland Road northwest (generally) to US 19/GA 400, then following US 19/GA 400 northeast (generally) to the City limits of Cumming, Georgia, then following the City limits of Cumming, Georgia northeast (generally) to the northern boundary of the Haw Creek and Daves Creek character area as depicted in the July 6, 2017 Forsyth County Comprehensive Plan 2017-2037, then following said northern boundary west (generally) to the eastern boundary of the County, then following the eastern boundary of the County south (generally) to McGinnis Ferry Road and the point of beginning. The Southeast Forsyth design standards are meant to be supplemental to other design standards and requirements of this Code and shall be applied in conjunction therewith where possible. In the event of a direct conflict between the Southeast Forsyth design standards and those standards found elsewhere in this Code, the Southeast Forsyth design standards shall apply. Notwithstanding the foregoing sentence, in the event of a direct conflict between the Southeast Forsyth design standards and those standards governing an overlay district identified in Chapter 21, the overlay district standards of Chapter 21 shall apply.

Illustration 11. 1: Southeast Forsyth Boundary



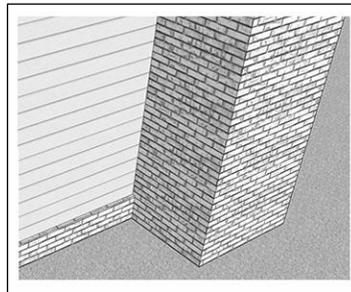
(C) **Lot Standards.**

(1) **Landscaping.**

- (a) **Foundation Planting.** Foundation plantings are required in the form of evergreen shrubs, which must be planted no further than three (3) feet from all street-facing foundation walls and be spaced no more than three (3) feet apart.
- (b) **Species Diversity.** No more than 33% of shrubs on a lot may be a single species.
- (c) **Minimum Size.** New trees must be at least three (3) inch caliper. New shrubs must be at least five (5) gallon in size.

- (d) **Planting Beds.** At least 5% of the front yard must be devoted to planting beds, in addition to the foundation planting and tree requirements.
- (e) **Planting Bed Materials.** Planting beds must have a minimum of one annual or perennial plant per square foot at the time of installation.
- (2) **Materials.**
 - (a) **Wall Finishes.** Exterior wall finish materials more than 18 inches above grade (excluding trim, windows, and doors) are limited to the following.
 - (i) Brick: Full-depth masonry brick, but not adhered brick veneers;
 - (ii) Stone: Unpainted natural stone, unpainted cast stone having the appearance of natural stone, and unpainted terra cotta;
 - (iii) True three (3) coat cement stucco;
 - (iv) Siding: natural wood or cementitious siding including lap siding and board and batten; and
 - (v) Shingles: Wood or cementitious shakes and shingles.
 - (b) **Lower Wall Finishes.** Exterior wall finish materials less than 18 inches above grade are limited to the following:
 - (i) Brick: Full-depth masonry brick, but not adhered brick veneers;
 - (ii) Stone: Unpainted natural stone, unpainted cast stone having the appearance of natural stone, and unpainted terra cotta;
 - (c) **Vertical Joints.** At the vertical meeting of different exterior wall finish materials, the transition between the materials must occur at inside corners as shown in Illustration 11.2.

Illustration 11. 2: Vertical wall material joints



- (3) **Windows.**
 - (a) **Shutters.** Where present, shutters must match one half the width and shape of the window opening to which they are adjacent.
 - (b) **Front Window Coverage.** All walls facing the front yard must provide window openings whose total area equals or exceeds fifteen percent (15%) of the total area of that wall.
 - (c) **Side Window Coverage.** All walls facing the side yard must provide window openings whose area equals or exceeds ten percent (10%) of the total area of that wall.
 - (d) **Window Depth.** Where no trim is provided or trim is provided but is less than 3.5 inches in width, window panes must be recessed a minimum of one and one half (1.5) inches from the outermost finished surface of the adjacent exterior wall. Where trim of at least three and a half (3.5) inches wide is provided, window panes must be recessed a minimum of one and one half (1.5) inches from the surface of the adjacent trim.
- (4) **Garage Doors.** For single family detached dwellings with attached garages, garage doors facing a street must be recessed at least ten (10) feet from the surface of the front, exterior wall of the dwelling.
- (5) **Building Orientation to Street.**
 - (a) **Pedestrian Entrance.** The primary pedestrian entrance for each main building must face a street or public open space. A walkway with a minimum width of three (3) feet and distinct from the driveway must be provided between the primary pedestrian entrance and the adjacent sidewalk. If no sidewalk is present, and the driveway connects to the same public street that the primary pedestrian entrance faces, and the primary pedestrian entrance is more than thirty (30) feet from the property line, a walkway with a minimum width of three (3) feet must be provided between the primary pedestrian entrance and the driveway.

- (b) **Alley-Loaded Fronts.** All lots with vehicular access exclusively from an alley and with a main building located less than twenty-five (25) feet from any adjacent street must provide a continuous evergreen hedge, wood or metal fence, or full-depth brick wall between the main building and the street. Said hedge, fence, or wall must be at least eighteen (18) inches and no more than forty-eight (48) inches in height.
 - (6) **Accessory Buildings and Structures.**
 - (a) **Exterior Materials.** Accessory buildings and structures must use the same exterior wall materials as the primary building.
 - (b) **Floor Area.** The total floor area of all accessory buildings and structures on a lot may not exceed fifty percent (50%) of the total floor area of the primary building on that same lot.
- (D) **Subdivision Standards.**
- (1) **Open Space.** Public open spaces not including buffers must preserve or provide twenty (20) overstory trees per acre. Preserved healthy overstory trees over sixteen (16) inch dbh shall count as three (3) overstory trees for the sake of this requirement, subject to confirmation by the County arborist.
 - (2) **Connectivity & Walking.**
 - (a) **Walking Trail Connections.** All cul-de-sacs greater than five hundred (500) feet in length must be connected to the closest adjacent cul-de-sac that is greater than five hundred (500) feet in length by a walking trail, unless prevented by topographical or hydrological constraints, as determined by the director. Walking trails must be at least five (5) feet wide and must be surfaced with tree mulch, rock dust, pea gravel, or similar material appropriate for pedestrian use.
 - (b) **Sidewalk Requirement.** Five (5) foot wide sidewalks are required on one side of all new streets. For streets that provide vehicular access to thirty (30) or more houses, a five (5) foot wide sidewalk must be provided on both sides of the street. Sidewalks and trails must form a continuous network.
 - (3) **Monument Signs.** Monument Signs located at the entrance of residential subdivisions shall comply with the following standards:
 - (a) **Sign Supports.** The supporting sign structure may be constructed with the following durable materials:
 - (i) Brick: Full-depth masonry brick, but not adhered brick veneers;
 - (ii) Stone: Unpainted natural stone, unpainted cast stone having the appearance of natural stone, and unpainted terra cotta;
 - (b) **Sign Supports Disallowed.** The supporting structure may not be constructed of wood, treated or untreated
 - (c) **Sign Face.** Sign faces may be composed of the following materials:
 - (i) Metal: painted or unpainted;
 - (ii) Wood: treated to withstand water or painted;
 - (iii) Synthetic material having the appearance of wood or metal;
 - (iv) Any material permitted for the supporting structure
 - (d) **Lighting.** Internally illuminated signs are prohibited
 - (4) **Lighting.**
 - (a) **Consistency.** Subdivisions must provide a consistent street light fixture throughout the development
 - (b) **Light Levels.** The provided lighting must illuminate all sidewalks and common areas intended for use after dark and must provide a minimum of 1 footcandle average of illuminance, with a range of 0.5 to 2 footcandles to avoid excessive dark and bright spots.
 - (5) **Landscaping.**
 - (a) **Diversity of Trees.** No more than 33% of newly planted trees in a development may be of a single species.
 - (6) **Site design.**
 - (a) **Retaining Walls.** Retaining Walls. Retaining walls must be faced with natural stone, brick, or minimum four (4) inch thick manufactured stone. The underlying substrate may not be visible through the facing material.
 - (b) **Gabion Walls.** Retaining walls constructed of metal cages filled with rock or similar material are prohibited.

- (c) **Street Layout.** Straight street segments are limited to no more than six hundred (600) feet in length without an intervening intersection or a horizontal curve with a centerline radius of no more than ninety (90) feet.
- (d) **Exterior Buffer.** Lots along the exterior property line of a development that do not abut a right-of-way or public space must provide a thirty (30) foot buffer.