

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	3.0 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	10 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 subdivisions 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%	35%	No maximum	No maximum
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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'

*1,250 sq. ft. minimum for lots not part of a major subdivision

**800 sq. ft. minimum for lots not part of a major subdivision

*** For Res1, CR2, Res 6, and MHP when paralleling right of way, the minimum exterior buffer width increases to 40 – 50 feet.

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\(L\). 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) ~~This article shall apply to~~ [All 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 where the repair exceeds fifty percent (50%) of its replacement cost at the time of destruction, 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.](#)
- (E) [Future phases of existing, major subdivisions and platted lots within 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.](#)
- (F) [New, minor subdivisions and platted lots within existing, minor subdivisions within Res2, Res3, and Res4 zoning districts for which houses have not been permitted that are located within Res2, Res3, and Res4 zoning districts must comply with sections 11-9.3, 11-9.4 and 11-9.5.](#)

11-9.3 **Application Requirements.** [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. 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.](#)

- (A) [Elevation drawings of all building types; renderings may also be submitted in addition to required elevations.](#)

- (B) Visual examples including photographs or physical samples and narrative description of exterior building materials.
- (C) Details, finish material imagery, and descriptions for fencing and retaining walls.

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.

- (A) Details pertaining to windows, garage doors, porches, decks, exterior walls, gutters and roof detailing.
- (B) Details pertaining to walkways, landscaping and exterior lighting.
- (C) Details pertaining to design and finish materials for fencing and retaining walls.
- (D) Sidewalks, planting strips and trails must be shown on the site plan.
- (E) Images or other visual examples of the proposed open space character.

11-9.34 **Building Materials.** Vinyl exterior wall cladding of any kind is prohibited for all new major subdivisions and future phases of existing major subdivisions.

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.K 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(M) of at least twenty-four (24) inches as well as a different garage door type.
- (N) **Landscaping.** 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).

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(L).
- (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 16-4.21(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 shall adhere to section 11-9.5(M), 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.