

Maximum lot coverage (Note 7)	No maximum	35%	No maximum	35%	<del>35</del> <u>40</u> %	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		South GA 400		Big Creek		Haw Creek & Daves Creek		Lanier		Vickery Creek		Campground		North GA 400		Chestatee/Jot Em Down		Etowah		Sawnee Mountain														
	McFarland/ Shiloh Road Regional Node		South GA 400/ Highway 141 Regional Node		Peachtree Parkway Community Node		Haw Creek Community Node		Lake Lanier/ Mary Alice Park Community Node		Castleberry/ Bethelview Community Node		Highway 20 Neighborhood Node		Hammond's Crossing Regional Node		Chestatee Neighborhood Node		Matt and Silver City Neighborhood Nodes		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'		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.

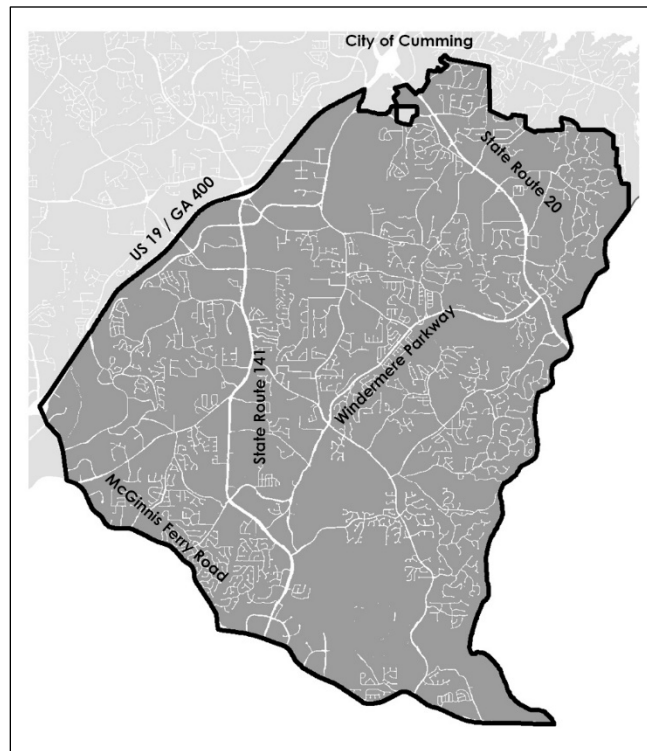
determined by the County Arborist, the buffer must be planted to meet the requirements of the Forsyth County Buffer Standards. Each hundred (100) linear feet of landscape strip must contain a minimum mix of three (3) overstory trees, two (2) inch caliper size minimum; sixty-four (64), two (2) gallon 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.

#### 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**

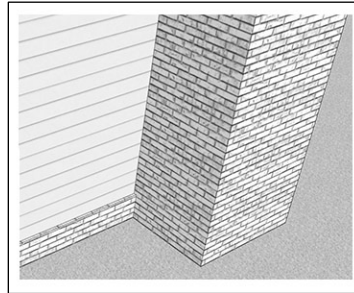
- (a) **Foundation Planting.** Foundation plantings are required in the form of evergreen shrubs, which must be planted no further than three (3) feet from all street-facing foundation walls and be spaced no more than three (3) feet apart.
- (b) **Species Diversity.** No more than 33% of shrubs on a 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.