

[Section 824. Table VIII-1.]

TABLE VIII-1

DEVELOPMENT INTENSITY RESTRICTIONS

TABLE INSET:

District	Use	Minimum Zoning District Size (a)	Minimum Lot Area (a) and (g)	Maximum Ground Cover (b)	Maximum Gross Density (c) and (g)	Maximum Impervious Surface Area (h)
A	1-family residence	43,560	43,560	15	1.00	00.25
ER	1-family residence	43,560	43,560	15	1.00	00.25
RS-180A	1-family residence	18,000	18,000	15	2.42	00.25
RS-180	1-family residence	18,000	18,000	15	2.42	.25
RS-110	1-family residence	11,250	11,250	20	3.87	00.25
RS-65	1-family residence	43,560	6,000(e)	25	5.00	00.25
RS-300	1-family residence	30,000	30,000	25	1.45	00.25
RG-75	1-family residence	15,000	11,250	25	3.87	00.25
	2-family residence	15,000	7,500(d)	25	5.81	00.25
RM	1-family residence	10 acres	6,000(e)	25	5.00	00.25
	2-family residence	10 acres	7,500(d)	25	5.81	00.25
	Multifamily	10 acres	4,356(d)	25	8.00	00.60
RMTH	Fee simple ATT.TH [attached townhouse]	10 acres	2,300	25	8.00	00.60
RMH	Mobile [home] park	15 acres	6,000	40	5.00	00.40
OI	Official institution [office/institutional]	20,000	20,000	40	2.18	(h)
NB	Neighborhood (neighborhood) business	10,000	10,000	40	4.36	(h)
CB	Community (community) business	10,000	10,000	4.5	4.36	(h)
GB	General business	10,000	10,000	50	4.36	(h)
LI	Light industrial	30,000	30,000	70	1.4.5	(h)
HI	Heavy industrial	30,000	30,000	70	1.45	(h)
PUD	1-family residence	*	6,000	25	5.00	00.25
	Multifamily	*	2,904(d)	25	11.00-15.00(f)	00.25
	Official institution (office/institutional)	*	*	50	*	(h)
	Retail shopping	*	*	40	*	(h)
	Industrial	*	*	60	*	(h)
	Fee simple detached town home	*	3,600(d)	25	7(f)	00.25
AIRD	Airport impacted redevelopment district	*	*	*	*	00.25
FH	Flood hazard	*	*	*	*	00.25
AP	Airport hazard	*	*	*	*	00.25
WSP	Watershed protection	*	*	*	*	00.25

NOTES:

- (a) Measured in square feet, unless indicated otherwise.
- (b) In percent coverage by principal building.
- (c) Dwelling units or nonresidential building lots per acre.
- (d) Per dwelling unit, explained in sections 808, 809 and 818 [819]. Subject to meeting all other requirements/restrictions.
- (e) Each development shall have an average lot size of 7,000 sq. feet.
- (f) See section 818 [819] for explanation.
- (g) Lots with less than 22,000 square feet of area must be served by central sanitary sewer.
- (h) No requirement.

(Ord. No. 88-17, § 2, 4-21-88; Ord. No. 90-61, § 6, 6-21-90; Ord. No. 92-54, § II, 6-16-92; Ord. No. 98-31, § XII, 3-17-98; Ord. No. 99-86, § 11, 8-19-99; Ord. No. 01-55, § 2, 6-21-01)

Editor's note: Formerly section 823.

[Section 825. Table VIII-2.]

TABLE VIII-2

DEVELOPMENT DIMENSIONAL REQUIREMENTS

TABLE INSET:

District	Use	Minimum Lot Width (a)	Minimum Front Yard (b)	Minimum Side Yard (c)	Minimum Rear Yard (d)	Maximum Height (e)	Minimum Floor Area (f)
A	1-family residence	125	50	20	40	75	1,800(g)
ER	1-family residence	200	70	30	60	35	2,000(g)
RS-300	1-family residence	100	50	15	40	35	1,800
RS-180A	1-family residence	100	50	15	40	35	1,800
RS-180	1-family residence	100	50	15	40	35	1,500
RS-110	1-family residence	75	40	10	30	35	1,300
RS-110M	1-family residence modular	75	40	10	30	35	1,300
RS-65	1-family residence	60	20	0--15	30	35	1,300
RG-75	1-family residence	75	40	10	30	35	1,300
	2-family residence	100	40	10	30	35	1,000
RM	1-family residence	55	20	0--20**	30	35	1,300
	2-family residence	100	40	10	30	35	1,000
	Multifamily	100	40	10	30	35	VAR*
RMTH	Fee simple	20	30	*	30	35	VAR*
	ATT.TH [attached townhouse]						
RMH	Mobile [home] park	60	30	0--20	30	35	600
OI	Official institute [office/institutional]	100	50	20	20	75	N/A
NB	Neighbor [neighborhood] business	100	50	0	0	35	N/A
CB	Commercial [community] business	100	50	0	0	75	N/A
GB	General business	100	50	0	0	75	N/A
LI	Light industrial	150	50	0	0	75	N/A
HI	Heavy industrial	150	50	0	0	75	N/A
PUD	1-family residence	60	20	0--15	30	35	1,300
	Multifamily	200	40	*	30	75	VAR*
	Official institution [office/institutional]	200	*	*	20	125	N/A
	Retail shop	150	*	*	20	50	N/A
	Industrial	150	*	*	20	75	N/A
	Fee simple detached townhome	36	20	0--10*	20*	35	900
AIRD	Airport impacted redevelopment district	*	*	*	*	*	*
FH	Flood hazard	*	*	*	*	*	*
AP	Airport hazard	*	*	*	*	*	*
WSP	Watershed protection	*	*	*	*	*	*

NOTES:

*See sections 809, 810, 818 [819], 819 [820], 820 [821], 821 [822] and 822 [823].

**Except as provided in section 809.7(L), spacing between houses shall be a minimum of 20 feet; provided, however, the setback from the side boundary line may vary from zero to 20 feet.

(a) Measured in feet at the building line.

(b) Measured in feet from the adjoining right-of-way line.

(c) Measured in feet from the side property line(s).

(d) Measured in feet from the rear property line(s).

(e) Measured in feet.

(f) Measured in square feet of floor area for each dwelling unit.

(g) This area is measured on one floor. A two-story or split level must have at least 1,200 square feet on one floor.

N/A means this is not applicable.

(Ord. No. 88-17, § 2, 4-21-88; Ord. No. 90-61, §§ 6, 7, 6-21-90; Ord. No. 92-54, § II, 6-16-92; Ord. No. 95-49, § II, 5-18-95; Ord. No. 98-31, § XIII, 3-17-98; Ord. No. 01-55, § 2, 6-21-01)

Editor's note: Formerly section 824.

Section 826. Recharge areas.

826.1 *Purpose.* According to the Department of Natural Resources in Hydrologic Atlas 18 (1989 edition), Clayton County does contain some small areas designated as groundwater recharge areas

826.2 *Permitted structures and uses.* Those permitted uses in the primary district in which the property lies. However, certain activities on property within a ground water recharge area must provide for additional protection. The following list identifies these activities and the specific criteria for such use;

(A) New agricultural waste impoundment sites shall be lined if they are within the identified ground water recharge area of Clayton County and exceed 50 acre. At a minimum, the liner shall be constructed of compacted clay having a thickness of one-foot and a vertical hydraulic conductivity of less than 5×10^{-7} cm/sec or other criteria established by the Natural Resource and Conservation Service.

(B) New above-ground chemical or petroleum storage tanks, having a minimum volume of 660 gallons, shall have secondary containment for 110% of the volume of such tanks or 110% of the volume of the largest tank in a cluster of tanks. Such tanks used for agricultural purposes are exempt, provided they comply with all federal requirements.

826.3 *Accessory structures and uses.* Those accessory uses allowed in the primary district in which the property lies.

826.4 *Conditional structures and uses.* Upon application to and favorable decision thereon by the board of county commissioners that such use would promote the health, safety, morals and welfare of the county, those conditional uses allowed in the primary district to which the property is located.

826.5 *Specifically excluded uses.* The following uses are prohibited in an identified ground water recharge areas:

(A) Sanitary landfills that do not have synthetic liners and leachate collection systems.

(B) Facilities that treat, handle, store, or dispose of hazardous wastes.

(C) Any other activity with the potential to significantly pollute the ground water recharge areas.

826.6 *Miscellaneous.* In cases when the requirements of this section conflict with the requirements within itself or any other lawfully adopted rules, regulations, resolutions, deed restrictions or covenants, the more restrictive or that imposing higher standards shall govern.

(Ord. No. 2002-70, § 4, 6-20-02)

Editor's note: Ord. No. 2002-70, §§ 4--9, adopted June 20, 2002, provided for the addition of a new sections 825--830. Inasmuch as section 825 contained Table VIII-2, as adopted by Ord. No. 88-17, § 2, adopted April 21, 1988; as amended, the provisions of Ord. No. 2002-70, §§ 4--9, have been renumbered as §§ 826--831 at the editor's discretion.

Section 807. CR single-family conservation residence district.

807.1. *Purpose.* This district is intended to provide locations for and to accommodate single-family residences in subdivisions which are designed to concentrate lots, houses, streets, utilities and related development activities on the more suitable and less environmentally sensitive areas of the site, thereby preserving the steep slopes, wetlands, unsuitable soils, stream corridors and otherwise environmentally sensitive areas in a natural or undisturbed state. The net density of the development is equal to that of traditional subdivision design but the lot sizes are smaller in order to preserve the environmentally sensitive areas in dedicated, perpetual open space on moderate-size lots, which are served by public water and sewer systems in a low-density urban development environment.

807.2. *Permitted structures and uses.* Those permitted structures and uses common to all residential districts as stated in section 801.1.

807.3. *Accessory structures and uses.* Those accessory structures and uses common to all residential districts as stated in section 801.2.

807.4. *Conditional structures and uses.* Upon application to and favorable decision thereon by the board of commissioners as provided in article XIV and article XV, the conditional structures and uses specified herein are permitted in this district; provided, that their establishment promotes the health, safety, morals and general welfare of the county. Specific conditional structures and uses which may be permitted as so specified are as follows: Those conditional structures and uses common to all residential districts as stated in section 801.3.

807.5. *Development intensity restrictions.* The maximum intensity of development in this district is stated in table VIII-1, subject to specific standards which may be stated elsewhere in this article, in article IX or by the board of commissioners as follows:

District: CR

Use: 1-family residence

Minimum zoning district size (a): 43,560

Minimum lot area (a) and (g): 7,000

Maximum ground cover (b): 25

Maximum gross density (c) and (g): 1.75C2.00 (as set by the board of commissioners)

Maximum impervious surface area (h): 00.25

807.6. *Development dimensional requirements.* The minimum development dimensional requirements in this district is stated in table VIII-2, subject to greater minimum requirements which may be stated elsewhere in this article, in article IX or by the board of commissioners as follows:

District: CR

Use: 1-family residence

Minimum lot width (a): 70

Minimum front yard (b): 25

Minimum side yard (c): 10 or 20 between dwellings

Minimum rear yard (d): 30

Maximum height (e): 35

Minimum floor area (f): 1,800 (1-story); 1,200 1st floor/800 2nd floor (1-story)

1,100 1st floor/1,100 2nd floor (2-story)

807.7. *Miscellaneous provisions.* All developments shall meet the standards set forth in article X

"Conservation Subdivision Development".

(Ord. No. 95-49, § 1, 5-18-95; Ord. No. 98-20, § 1, 2-17-98; Ord. No. 99-86, § 6, 8-19-99; Ord. No. 03-129, § 3, 9-18-03)