

## CHAPTER 5: DIMENSIONAL, DENSITY, AND INTENSITY STANDARDS

<b>17-500 DIMENSIONAL STANDARDS TABLES .....</b>	<b>1</b>
(A)    DIMENSIONAL STANDARDS IN RESIDENTIAL DISTRICTS.....	1
(B)    DIMENSIONAL STANDARDS IN NON-RESIDENTIAL DISTRICTS .....	4
<b>17-501 MEASUREMENTS AND EXCEPTIONS.....</b>	<b>7</b>
(A)    LOTS 7	
(1)    Definitions and Measurement.....	7
(2)    Exceptions to Lot Requirements.....	8
(3)    Street Frontage Requirements for Lots .....	9
(4)    Minimum Lot Width Same as Minimum Lot Frontage .....	10
(B)    DENSITY .....	10
(1)    Measurement and Definitions.....	10
(2)    Density Exceptions.....	10
(C)    SETBACKS.....	10
(1)    Measurement and Definitions.....	10
(2)    Exceptions to Setback Requirements .....	11
(D)    HEIGHT.....	13
(1)    Height – Generally .....	13
(2)    Height – Measurement .....	13
(3)    Grade.....	14
(4)    Story .....	14
(5)    Half Story .....	14

## CHAPTER 5: DIMENSIONAL, DENSITY, AND INTENSITY STANDARDS

### 17-500 DIMENSIONAL STANDARDS TABLES

#### (A) Dimensional Standards in Residential Districts

All primary and accessory structures in the residential zoning districts are subject to the dimensional standards set forth in Table 17-500.A below. These standards may be further limited or modified by other applicable Sections of this Code. Rules of measurement and permitted exceptions are set forth in Secs. 17-501, 17-502, and 17-503.

TABLE 17-500.A: TABLE OF DIMENSIONAL AND DENSITY STANDARDS IN THE RURAL AND RESIDENTIAL ZONING DISTRICTS									
DISTRICT AND USE	LOTS		SETBACKS AND REQUIRED YARDS Minimum (feet) <sup>c</sup>			Max. Height (feet)	Max. Bldg. Coverage on Individual Lot	Max. Gross Density (acres/DU)	Maximum Impervious Surface on Lot
	Minimum Area (Sq. Feet) <sup>a</sup>	Minimum Frontage (Feet) <sup>b</sup>	Front Setback	Side Setback <sup>d</sup>	Rear Setback				
<b>RURAL DISTRICTS</b>									
<b>AR-1</b>									
Residential uses and residential accessory structures	65,340 (43,560) <sup>e</sup>	50	Greater of: 65 from centerline of road or 40 from prop. line	15	25	35 <sup>f</sup>	0.20	1.5 acres/DU (1 acre/DU) <sup>h</sup>	30%
Structures for agricultural, horticultural, or animal husbandry use	217,800 (5 acres)	50	Greater of: 65 from centerline of road or 40 from prop. line	15 <sup>j</sup>	25 <sup>j</sup>	40 <sup>k</sup>	0.20	n/a	30%
<b>AR-2</b>									
Residential uses and residential accessory structures	87,120 (2 acres) <sup>i</sup>	50	Greater of: 65 from centerline of road or 40 from prop. line	15	25	35 <sup>f</sup>	0.20	2 acres/DU	30%
Structures for agricultural, horticultural, or animal husbandry use	217,800 (5 acres)	50	Greater of: 65 from centerline of road or 40 from prop. line	15 <sup>j</sup>	25 <sup>j</sup>	40 <sup>k</sup>	0.20	n/a	30%

TABLE 17-500.A: TABLE OF DIMENSIONAL AND DENSITY STANDARDS IN THE RURAL AND RESIDENTIAL ZONING DISTRICTS									
DISTRICT AND USE	LOTS		SETBACKS AND REQUIRED YARDS Minimum (feet) <sup>c</sup>			Max. Height (feet)	Max. Bldg. Coverage on Individual Lot	Max. Gross Density (acres/DU)	Maximum Impervious Surface on Lot
	Minimum Area (Sq. Feet) <sup>a</sup>	Minimum Frontage (Feet) <sup>b</sup>	Front Setback	Side Setback <sup>d</sup>	Rear Setback				
<b>CF</b>									
Residential uses and residential accessory structures	217,800 (5 acres)	100	Greater of: 65 from centerline of road or 40 from property line	15	25	35 <sup>f</sup>	0.20	5 acres/DU	N/A
Structures for agricultural, horticultural, or animal husbandry use	217,800 (5 acres)	100	Greater of: 65 from centerline of road or 40 from property line	15 <sup>j</sup>	25 <sup>j</sup>	40 <sup>k</sup>	0.20	N/A	N/A
<b>RESIDENTIAL DISTRICTS</b>									
<b>R-1</b>									
All uses	35,000	50	Greater of: 55 from centerline of road or 30 from property line	10	20	35 <sup>f</sup>	0.25		30%
<b>R-1L</b>									
All uses	65,340 (43,560) <sup>e</sup>	50	Greater of: 65 from centerline of road or 40 from property line	15	25	35 <sup>f</sup>	0.25		30%
<b>RM-8</b>									
Single-family detached dwelling	8,000	50	Greater of: 65 from centerline of road or 40 from property line	10	25	35 <sup>f</sup>	0.30		40%
Two-family dwelling	10,000	75		10	25	35 <sup>f</sup>	0.30		

**TABLE 17-500.A: TABLE OF DIMENSIONAL AND DENSITY STANDARDS IN THE RURAL AND RESIDENTIAL ZONING DISTRICTS**

DISTRICT AND USE	LOTS		SETBACKS AND REQUIRED YARDS Minimum (feet) <sup>c</sup>			Max. Height (feet)	Max. Bldg. Coverage on Individual Lot	Max. Gross Density (acres/DU)	Maximum Impervious Surface on Lot
	Minimum Area (Sq. Feet) <sup>a</sup>	Minimum Frontage (Feet) <sup>b</sup>	Front Setback	Side Setback <sup>d</sup>	Rear Setback				
Townhouses	25,000 total site area for first unit; 4,000 total site area for each additional unit	16 per dwelling unit	Greater of: 65 from centerline of road or 40 from property line	15 between building groupings; 20 to side lot line	20	35 <sup>f</sup>	0.40	0.125 acre/DU	50%
Multi-family dwellings	40,000 total site area for first unit; 4,000 total site area for each additional unit	75		25 between building groupings; 25 to side lot line	25	35	0.35	N/A	40%
All other uses	10,000	75		15	25	35	0.25		
<b>RM-12</b>									
Single-family residence	6,000	50	Greater of: 65 from centerline of road or 40 from property line	10	20	35 <sup>f</sup>	0.35	0.833 acre/DU	40%
Two-family residence	8,000	75		10	20	35 <sup>f</sup>	0.35		40%
Townhouses	25,000 total site area for first unit; 3,000 for each additional unit	16 per dwelling unit		10	20	45	0.40		50%
All other residential uses (two-story or more)	40,000 total site area for first unit; 3,000 for each additional unit	75		10	20	45	0.40		
All other uses	10,000	75		15	25	35	0.35		N/A
<b>MHP</b>									
Single-family detached dwelling	10,000	50	Greater of: 65 from centerline of road or 40 from property line	15	25	35 <sup>f</sup>	0.25	1 acre/DU	40%
Manufactured home park	5 acres	100		40	40	35 <sup>f</sup>	0.25	0.167 acre/DU	40%
All other uses	1 acre	75		20	40	35	0.25	N/A	40%

a. Health department requirements regarding minimum lot area and width may differ from these requirements and will take precedence where they exceed these requirements.  
 b. All lots fronting on a designated arterial or collector road shall have a minimum of 150 feet of frontage (see Sec. 17-701(h)(3)). A minimum of 500 feet of frontage is required for every lot having access to a four-lane divided highway, unless an internal access program with a single point of access to the four lane highway is developed for the entire ownership frontage. See Sec. 17-501(A)(3)d. c. No structure may be placed less than 100 feet from the center line of an arterial street so designated by the BOCC (See Appendix \_\_). For lots adjoining Lake Lanier, see Sec. 17-501(C)(2)c.

- d. For corner lots, both street frontages must meet front setback requirements.
- e. Lot area may be reduced to 43,560 square feet only if the lot is served by a public water system.
- f. In all zone districts, when homes are built on sloping sites, the height limit shall not prevent the construction of a single-family or two-family dwelling with either three floors of living area, or with two floors plus a walk-out basement with access to the outdoors on the downhill side of the dwelling.
- g. [reserved]
- h. Gross density may be increased to 1 acre per dwelling unit only if the lot is served by a public water system.
- i. When lots are created through administrative split, each lot must be consistent with the comprehensive plan density as well as minimum lot size
- j. Additional use-specific regulations apply to certain animal and waste-handling uses. See Sec. 17-402(A).
- k. Silos, grain elevators, conveyors, and similar features of buildings for agricultural or animal husbandry use in the AR-1, AR-2 or CF district may be up to 100 feet in height.

**(B) Dimensional Standards in Non-Residential Districts**

All primary and accessory structures in the non-residential zoning districts are subject to the dimensional standards set forth in Table 17-500(B) below. These standards may be further limited or modified by other applicable Sections of this Code. Rules of measurements and permitted exceptions are set forth in Secs. 17-501, 17-502, and 17-503.

<b>TABLE 17-500.B: TABLE OF DIMENSIONAL AND INTENSITY STANDARDS IN THE COMMERCIAL, INDUSTRIAL, AND PLANNED DEVELOPMENT ZONING DISTRICTS</b>									
<b>DISTRICT AND USE</b>	<b>LOTS</b>		<b>SETBACKS AND REQUIRED YARDS Minimum (feet)<sup>b</sup></b>			<b>Max. Height (feet)</b>	<b>Max. Bldg. Coverage on Individual Lot</b>	<b>Max. Gross Density (acres per DU)</b>	<b>Maximum Impervious Surface on Lot</b>
	<b>Minimum Area (Sq. Feet)</b>	<b>Minimum Frontage<sup>a</sup> (Feet)</b>	<b>Front Setback</b>	<b>Side Setback<sup>c</sup></b>	<b>Rear Setback</b>				
<b>COMMERCIAL DISTRICTS</b>									
<b>NO</b>									
All uses	15,000	75	Greater of: 55 from centerline of road or 30 from property line	20	20	35, and no more than 2 stories	0.20	N/A	70%
<b>NC</b>									
All uses	15,000	75	Greater of: 55 from centerline of road or 30 from property line	20	20	35, and no more than 2 stories	0.25	N/A	70%
<b>OI</b>									
All uses	15,000	100	Greater of: 55 from centerline of road or 30 from property line	20	25	60	0.25	N/A	75%

TABLE 17-500.B: TABLE OF DIMENSIONAL AND INTENSITY STANDARDS IN THE COMMERCIAL, INDUSTRIAL, AND PLANNED DEVELOPMENT ZONING DISTRICTS									
DISTRICT AND USE	LOTS		SETBACKS AND REQUIRED YARDS Minimum (feet) <sup>b</sup>			Max. Height (feet)	Max. Bldg. Coverage on Individual Lot	Max. Gross Density (acres per DU)	Maximum Impervious Surface on Lot
	Minimum Area (Sq. Feet)	Minimum Frontage <sup>a</sup> (Feet)	Front Setback	Side Setback <sup>c</sup>	Rear Setback				
<b>SS</b>									
All uses	15,000	100	Greater of: 55 from centerline of road or 30 from property line	20	25	45	0.25	N/A	75%
<b>HB</b>									
All uses	15,000	100	Greater of: 55 from centerline of road or 30 from property line	20	25	45	0.25	N/A	80%
<b>MX</b>									
All uses	Minimums shall be as approved in Mixed-Use Concept Plan					45	0.35	As approved in Mixed-Use Concept Plan	80%
<b>INDUSTRIAL DISTRICTS</b>									
<b>BLI</b>									
All uses	20,000	100	Greater of: 75 from centerline of road or 50 from property line	20	25	60	0.25	N/A	75%
<b>IG</b>									
All uses	40,000	100	Greater of: 75 from centerline of road or 50 from property line	30	30	60	0.35	N/A	85%
<b>IH</b>									
All uses	40,000	100	Greater of: 75 from centerline of road or 50 from property line	50	50	60	0.35	N/A	85%

TABLE 17-500.B: TABLE OF DIMENSIONAL AND INTENSITY STANDARDS IN THE COMMERCIAL, INDUSTRIAL, AND PLANNED DEVELOPMENT ZONING DISTRICTS									
DISTRICT AND USE	LOTS		SETBACKS AND REQUIRED YARDS Minimum (feet) <sup>b</sup>			Max. Height (feet)	Max. Bldg. Coverage on Individual Lot	Max. Gross Density (acres per DU)	Maximum Impervious Surface on Lot
	Minimum Area (Sq. Feet)	Minimum Frontage <sup>a</sup> (Feet)	Front Setback	Side Setback <sup>c</sup>	Rear Setback				
<b>PLANNED DEVELOPMENT DISTRICTS</b>									
<b>PRD</b>									
All uses	See Sec. 17-305(C)(1).								
<b>PCD</b>									
All uses	See Sec. 17-305(C)(2)								

a. A minimum of 500 feet of frontage is required for every lot having access to a four-lane divided highway, unless an internal access program with a single point of access to the four lane highway is developed for the entire ownership frontage. See Sec. 17-501(A)(3)d. See Sec. 17-605 for additional requirements for development on arterial and collector roads.

b. No structure may be placed less than 100 feet from the center line of an arterial street so designated by the BOCC (See Appendix). For lots adjoining Lake Lanier, see Sec. 17-501(C)(2)c.

c. For corner lots in commercial and industrial districts, both street frontages must meet front setback requirements.

17-501 MEASUREMENTS AND EXCEPTIONS

(A) Lots

(1) Definitions and Measurement

a. **Lot Area**

"Lot area" means the horizontal area contained within the exterior boundaries of a lot, excluding street or road rights-of way and land under navigable bodies of water.

b. **Lot Width**

"Lot width" means the distance between the side lot lines measured at the front building line.

c. **Lot Depth**

"Lot depth" means the mean horizontal distance between the front and rear lot lines measured in the general direction of the side lot lines.

d. **Lot Lines**

1. *Front*

"Front lot line" means any boundary line of a lot that abuts a street right of way line. A lot with more than one street frontage will have more than one front lot line. The front lot line of a corner lot shall mean the lot line upon which the principal building fronts (if one exists) or will front (if one is proposed). On a flag lot, one additional lot line adjacent to the buildable portion of the lot will also be deemed a front lot line, based on the orientation of the principal building. This front lot line shall either be the lot line nearest to and most parallel to the street upon which the lot fronts, or the lot line adjacent to and most parallel to the accessway from the street to the buildable area of the lot.

2. *Side*

"Side lot line" means any lot line other than a front or rear lot line.

3. *Rear*

"Rear lot line" means the lot line that is generally opposite the front lot line. If the rear lot [line] is less than ten feet in length or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a line parallel to the front lot line not less than ten feet long lying wholly within the lot and farthest from the front lot line. If there are several line segments that lie generally opposite the front lot line, all segments less than 45 degrees from the front lot line bearing will be considered rear lot lines. On a corner lot, the rear lot line is defined as being the lot line opposite the front lot line towards which the building front is oriented. On a flag lot, the rear lot line is that line opposite the designated front lot line.

e. **Building Coverage**

"Building coverage" means the percentage of the lot covered by roofed structures, calculated by dividing the area of structures, as measured from the outside of the structures at ground level, by the lot area.

f. **Maximum Impervious Surface**

“Maximum impervious surface” means the percentage of the lot covered by buildings, structures, and impervious surfaces and surfaces that prevent the passage and absorption of stormwater, such as paved areas, calculated by dividing the area of impervious surfaces by the lot area.

**g. *Buildable Width***

“Buildable width” means the width of that part of a lot not included within the setbacks required by this Ordinance

**h. *Lot Frontage***

“Lot frontage” means that dimension of a lot measured along the front lot line thereof, or, if the front lot line is curved, along the chord of the arc representing the front lot line.

**i. *Corner Lot***

“Corner lot” means a lot having frontage on two or more intersecting streets.

**(2) Exceptions to Lot Requirements**

**a. *Lots of Record***

A lot of record is a lot which legally existed as evidenced by plat, deed or other official record prior to August 28, 1978, or is reflected in a plat that has been legally recorded with the county clerk of superior court since that date, and which actually exists as so shown or described. If any such lot does not contain sufficient land area or frontage to meet the minimum requirements of this Chapter 5, it shall be deemed a non-confirming lot and shall be subject to the provisions of Chapter 8 (Nonconformities), but may nevertheless be used as a building site provided that all other requirements of the district are met and that building plans are consistent with all state and local health codes.

**b. *Health Department Requirements***

Health department requirements regarding minimum lot area and width may differ from the requirements set forth in Tables 17-500.A and B and, pursuant to Sec. 17-104, and will take precedence where they exceed these requirements.

**c. *Lots Served by Public or Community Water System or Individual Wells***

1. Except as provided in Sec. 17-702 (Conservation Subdivisions) and in the PRD and PCD districts, minimum lot width at the building line shall be 75 feet in all residential zoning districts and 100 feet in all other zones when the lot is served by an approved public or community water system as defined by the county health department. The community water system shall comply with the county's Standard Construction Practices for Water and Wastewater Systems (see chapter 13.20).

2. Except as provided in Sec. 17-702 and in the PRD and PCD districts, minimum lot width at the building line shall be 150 feet when the lot is served by an individual well.

**d. *Public Utilities Systems***

The minimum lot areas listed in Tables 17-500.A and B shall not apply to lots containing only structures that are part of public utilities systems and not designed to accommodate persons other than for periodic maintenance. Such

lots shall include an area large enough to include the structure(s), including compliance with minimum required setbacks and/or special setbacks required by any development approvals; any parking and service areas; and any required buffers, tree protection requirements, and landscaping. For purposes of this Sec. 17-501(A)(2)d, public utilities shall include water or sewer facilities operated by any public or quasi-public entity, as well as electrical, telephone, cable television and wireless telecommunications facilities operated by any entity legally providing services to the citizens of Hall County.

**(3) Street Frontage Requirements for Lots**

**a. *Lots Must Front on a Street or Way***

No principal building shall be placed or erected on a lot or parcel that does not abut:

1. A street or road shown on the official county road map or otherwise maintained by a governmental unit; or
2. An existing public way acknowledged by, but not maintained by the County; or
3. A newly created street which meets the standards of Sec. 17-701(H) and 17-703(B).

**b. *Exceptions***

The following exceptions to the requirement of Sec. 17-501(A)(3)a. shall apply:

1. A parcel recorded as a separate lot or tract with the Clerk of Superior Court of the County prior to August 28, 1978.
2. A parcel recorded as a result of a judicial decree.
3. A landlocked parcel separated from public road frontage only by the right-of-way of an active railroad, provided the following criteria are met:
  - (a) The parcel has an area of ten (10) acres or more.
  - (b) The parcel is cut from a landlocked lot of record or from a parcel that does not have enough total frontage to provide frontage for the new parcel in accordance with Sec. 17-501(A)(3)a.
  - (c) The parcel is in an industrial zoning district.
  - (d) The railroad line is parallel to the public road at the point of driveway access, not intersecting with it.
  - (e) The railroad has granted a written easement for direct driveway access to the parcel across that right-of-way.

- c. **Street Frontage Requirements on Cul-de-Sacs**  
Any lot that has at least sixty (60) percent of its frontage on the turn-around portion of a cul-de-sac shall have a minimum frontage of forty (40) feet measured on the chord of the arc.
- d. **Street Frontage Requirements for Property Having Access to Divided Four-Lane Highways**  
Every lot created after January 11, 1982, and abutting a four-lane highway to which access is proposed, shall have a minimum of 500 feet of frontage abutting the four-lane divided highway, unless an internal access program with a minimum of 500 foot spacing between points of access to the four lane highway is developed for the entire ownership frontage. (Access standards for such properties are found in Sec. 17-605).

- (4) **Minimum Lot Width Same as Minimum Lot Frontage**  
The minimum required lot frontage shall be maintained as the minimum lot width for all of that portion of the lot between the front property line and the rear setback line.

**(B) Density**

- (1) **Measurement and Definitions**  
Density shall be measured by taking the quotient of the total number of dwelling units on a site proposed for development divided by the gross acres of the site.
- (2) **Density Exceptions**
  - a. **Rural and Residential Zoning Districts**  
In all rural and residential zoning districts, only one principal structure and customary accessory buildings for the permitted use, may be erected on any parcel recorded as a separate lot or tract with the Clerk of Superior Court of the County. Additional principal structures may not be constructed unless otherwise specifically permitted by either:
    - 1. An approved site plan for multi-family development; or
    - 2. Approval of a caretaker/employee residence or a temporary hardship manufactured home by the Planning Commission.
  - b. **Non-Residential Zoning Districts**  
In the commercial and industrial zoning districts and in the CF district, only one principal structure and its customary accessory buildings for each 15,000 square feet of land area may be erected on any parcel.

**(C) Setbacks**

- (1) **Measurement and Definitions**
  - a. **Setback**  
"Setback" means the minimum horizontal distance between the front, rear, or side lines of the lot and the front, rear or side lines of the building or structure attached thereto. The term "required setback" means a line beyond which a building or structure attached thereto is not permitted to extend under the provisions of this title establishing minimum depth and width of yards.

**b. Yard**

"Yard" means a required open space located on the same lot as the principal building, and which is unoccupied and unobstructed from the ground upward except for tree or shrub growth and fences or walls, or other encroachments, ordinary utility lines serving the site, and accessory structures that are expressly permitted. A yard requirement may also be referred to as a "required setback."

**1. Front Yard**

"Front yard" means a yard situated between the front building line and the front lot line extending the full width of the lot.

**2. Rear Yard**

"Rear yard" means a yard situated between the rear building line and rear lot line and extending the full width of the lot.

**3. Side Yard**

"Side yard" means a yard situated between a side building line and a side lot line and extending from the front yard to the rear yard.

**c. Building Line**

"Building line" means a line within a lot parallel to a corresponding lot line, which is the boundary of any specified front, rear, or side yard, based on any required setback.

**(2) Exceptions to Setback Requirements**

The following exceptions shall apply instead of the general requirements set forth in Tables 17-500.A and 17-500.B.

**a. Features Allowed Within Required Setbacks**

Table 17-501.A sets forth the features that may be located within required setback, subject to the specific limitations noted. No development shall occur within a buffer area required by Sec. 17-603(F),

<b>TABLE 17-501.A: FEATURES ALLOWED WITHIN REQUIRED SETBACKS</b>	
<b>Feature that May Encroach Into Setback</b>	<b>Limitation</b>
Chimney	May extend up to 2 feet into a required setback or yard
Overhanging eaves and cornices	May extend up to 2.5 feet into a required setback
Open porch, patio, or ground level decks	May be located within any side or rear setback area, provided that it is no more than two (2) feet above grade and is located a minimum of five (5) feet from all property lines
Accessory Mechanical Equipment	May be located within any required side or rear setback area, but located a minimum of five (5) feet from any property line.
Required open stoops for building exit access	May extend up to four (4) feet into a required setback area.
Handicapped Accessibility Ramps	May extend up to eight (8) feet into a required front or rear setback, and up to four (4) feet into a required side setback.
Fences and walls	May be located within a required setback, except as provided in Sec. 17-633 (Fence and Wall Standards)

<b>TABLE 17-501.A: FEATURES ALLOWED WITHIN REQUIRED SETBACKS</b>	
<b>Feature that May Encroach Into Setback</b>	<b>Limitation</b>
Trees, shrubs, ground cover, and similar vegetation; required screening elements and landscaping	May be located within a required setback
Driveways	May be located within a required front, rear, or side setback
Parking	May be located in any portion of a setback not required to be landscaped pursuant to Sec. 17-602 (Landscaping, Buffering and Screening) or required for tree protection pursuant to Sec. 17-601 (Tree Protection)
Accessory utility buildings not exceeding 144 square feet in area	May be located within the required side or rear setback, as long as building is located a minimum of five (5) feet from all property lines
Commercial fuel canopies	May extend into any required setback, but shall not extend closer than twenty five (25) feet from any property line, or over a required perimeter buffer or landscape area.
Tennis courts, playground equipment, and playhouses	May be located within the required side or rear setback, as long as facility is located a minimum of five (5) feet from all property lines
Clotheslines and clothesline poles	May be located within the required side or rear setback, as long as facility is located a minimum of five (5) feet from all property lines
Swimming Pools	May be located within the required side or rear setback, as long as facility is located a minimum of ten (10) feet from side and rear property lines and a minimum of twenty-five (25) feet from front property line
Flagpoles, lighting poles, and other poles not covered in this table	May be located within any setback, provided that the height of any such pole, except for flagpoles, shall not exceed two times the distance from the base of the pole to the nearest property line.
Dumpsters and Trash Containers	May be located within the required side or rear setback, as long as containers or their required enclosures are located a minimum of five (5) feet from all property lines
Septic systems	May be located in any setback area, subject to Health Department regulations.

- b. *Accessory Storage Buildings***  
 Setbacks for accessory storage buildings not exceeding 144 square feet in floor area may be a minimum of five feet from side and rear property lines.
  
- c. *Lots Adjacent to Lake Lanier***  
 For properties adjacent to Lake Lanier, the minimum setback requirement for side or rear yard property lines that adjoin or abut the Corps of Engineers property line, shall be 0 feet, provided that the owner's sewage treatment system is located wholly on private property.
  
- d. *Special Front Setback Allowed In Infill Situations***  
 The minimum required setback on a subject lot shall be reduced from the minimum setback that would otherwise be required by Table 17-500.A or B to the average as-built setback found on all the developed lots that are:

1. located wholly or in part within 100 feet of either side of the subject lot,
2. on the same block as the subject lot, and
3. in the same zoning district as the subject lot,

**e. *Exceptions in the R-1 Zoning District***

Unless otherwise exempted by this Code, the following setback requirements shall apply to lots zoned R-1 (or previously zoned VC or R-II) and located within subdivisions approved under former Sec. 101.2(b) of the county's Subdivision Regulations [Sec. 16.30.070.B] to be constructed without curbing and related storm drainage:

1. Front: 65 feet from the center line of the road or 40 feet from the front property line, whichever is greater.
2. Side: 15 feet.
3. Rear: 25 feet.

**f. *Special Setbacks for Certain Uses***

Commercial poultry houses, structures for the keeping of livestock for commercial purposes, structures for the storage of organic waste, commercial kennels, equestrian centers, commercial or on-farm composting operations, structures for storage of organic waste, and structures for the raising of exotic animals shall comply with the special setbacks found in Sec. 17-402, Use-Specific Standards, where those setbacks are greater than those that would otherwise be required by the provisions of this chapter.

**(D) Height**

**(1) Height – Generally**

Notwithstanding any other provision of this code, no building shall be constructed or renovated in violation of the state or county fire code regulations pertaining to height.

**(2) Height – Measurement**

“Height” means the distance, measured vertically, between the highest point of a structure or object and the grade of the land adjacent to the structure.

**a. *Exceptions to Calculation of Height***

Exceptions to height restrictions shall be permitted pursuant to the following Table 17-501.B.

<b>TABLE 17-501(B): FEATURES ALLOWED ABOVE HEIGHT LIMITS</b>	
<b>Feature that May Encroach Into Height Limit</b>	<b>Limitation</b>
Rooftop mechanical equipment, elevator penthouses, and required screens that occupy no more than thirty (30) percent of rooftop area	May extend above height limits a maximum of eight (8) feet

<b>TABLE 17-501(B): FEATURES ALLOWED ABOVE HEIGHT LIMITS</b>	
<b>Feature that May Encroach Into Height Limit</b>	<b>Limitation</b>
Parapet walls not required to screen rooftop mechanical equipment	May extend above height limits a maximum of three (3) feet
Spires and steeples for religious institutions	May extend above height limits a maximum of fifty (50) percent above the height of the primary structure
Cupolas	May extend above height limits a maximum of fifteen (15) percent above the height of the primary structure
Antennas and flagpoles mounted on a primary structure and not subject to height regulations under another Section of this Code	May extend above height limits a maximum of twenty five (25) percent above the height of the primary structure
Flagpoles and antennas not mounted on a primary structure and not subject to height regulations under another Section of this Code	May extend above height limits, up to a maximum height of fifty (50) feet
Water towers not mounted on a primary structure and not subject to height regulations under another Section of this Code	May extend above height limits, up to a maximum height of one hundred (100) feet
Cornices without windows, and domes not used for human occupancy	May extend above height limits a maximum of eight (8) feet

**b. Special Rule in the AR and CF Districts**

In the case of structures for agricultural or animal husbandry use located on sites in the AR and CF Districts, silos, grain elevators, conveyors, and similar features may exceed the otherwise applicable height restriction, but shall not exceed 100 feet in height. When such structures exceed the otherwise applicable height restriction, they shall be setback a distance no less than their height from all property lines.

**(3) Grade**

“Grade” means the vertical alignment of a surface of land, as it exists or as rendered by cut and/or fill activity.

**(4) Story**

“Story” means a level of a building whose dimensions are fit for human habitation or work activity.

**(5) Half Story**

“Half story” means a story that is contained within the volume encompassed by a roof.