

**Resolution Number 2023.7.11(a)**

**A RESOLUTION AMENDING THE OFFICIAL ZONING ORDINANCE FOR GREENE COUNTY; TO REPEAL CONFLICTING ORDINANCES AND RESOLUTIONS; AND FOR OTHER PURPOSES.**

WHEREAS, Greene County has previously adopted the Zoning Ordinance for Greene County pursuant to the 1983 Georgia State Constitution, Article IX, Sect II, Paragraph IV for the promotion of health, safety, convenience, order, prosperity and general welfare of the present and future inhabitants of the unincorporated areas of Greene County; and

WHEREAS, Greene County desires to more adequately fulfill the purpose and intent of the Zoning Ordinance; and

WHEREAS, Greene County desires to amend the Zoning Ordinance to modify the provisions of the Planned Unit Development Zoning District, the Commercial Planned Unit Development District, Definitions, Buffer Requirements, incorporate Special Events clarification into other Zoning Districts, repeal the Traditional Neighborhood Development provisions, and other changes necessary to incorporate the revised sections; and

NOW, THEREFORE, BE IT RESOLVED that Greene County, Georgia, by and through its Board of Commissioners, amends the Greene County Zoning Ordinance to fully incorporate and replace the language and Code Sections specified in the attached "Exhibit A".

FURTHER, BE IT RESOLVED that all ordinances, resolutions and policies in conflict with this Resolution are hereby repealed.

This Resolution shall be effective upon adoption.

**This 11<sup>th</sup> day of July, 2023 by the Chairman and Board of Commissioners of Greene County, Georgia.**

  
\_\_\_\_\_  
Gary Usry, Chairman

Attest:

  
\_\_\_\_\_  
Sylvia Hill, County Clerk

### Sec 3.1 Definitions

~~*Alley.* A platted service way providing a secondary means of access to abutting properties.~~

*Dwelling, single-family, detached.* A structure including a site built or modular home that contains one (1) dwelling unit designed for residential use that is surrounded by open space on the same lot, which meets or exceeds the following standards:

1. Minimum width in excess of sixteen (16) feet.
2. Minimum square footage required by the zone in which located.
3. The roof shall have a minimum roof pitch greater than 2:12 and shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, plastic composite, metal sheet panels, terracotta, fiberglass or metal tiles, slate, built up gravel materials. The roof overhang must be at least 1 foot when measured from the vertical side on all sides.
4. The exterior siding materials shall consist of wood, masonry, concrete, stucco, masonite, metal or vinyl lap. Exterior walls are only permitted to have vinyl lap siding if there are more than thirty (30) feet between the foundation walls of the buildings on adjacent lots.
5. Be attached to a permanent foundation.
6. Be constructed according to standards established either by the State Minimum Technical Codes as amended from time to time.
7. Be designed and used, or held ready for use, as a permanent residence by one family unit that shall not be used for any commercial purpose except as allowed in § 9.7 of this ordinance.

Radio operated controller: A device used to operate a security gate or barrier that is equipped with a radio receiver capable of receiving signals from a sheriff's department, fire department, and emergency medical services' radio transceivers that allow emergency responders and other necessary on-duty employees to open the security gate or barrier or blocking device by use of the equipment.

Security gate or barrier: A gate or barrier, electrically operated, that controls the passage of authorized vehicles and persons from a public street to access roads, driveways or parking lots of the gated facility or community.

Siren operated controller: A device used to operate a security gate or barrier that is equipped with a yelp receiver capable of receiving signals from a sheriff's department, fire department, and emergency medical services' yelp transceivers that allow emergency responders and other necessary on-duty employees to open the security gate or barrier or blocking device by use of the equipment.

*Special events.* Circuses, fairs, carnivals, festivals, concerts or other outdoor musical performances, or other types of special events that are unlike the customary or usual activities generally associated with the zoning uses of the property where the special event is to be located and:

1. Run for longer than one day but not longer than two weeks; or,
2. Are intended to or likely to attract substantial crowds of 50 people or more; or, and
3. Where a fee is charged for attendance; or
- 2-4. Where marketing of any kind publicizes the event; or.

~~*Traditional neighborhood development.* A compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other.~~

### 6.2.5 Parking Area Site Requirements.

- 6.2.5.1 All off-street parking for B1, B2, C3, L1, OI, PUD, and CPUD shall be laid out, constructed, and maintained according to the requirements of this Section 6.2.5. This requirement

shall not apply to property annexed into a PUD or CPUD unless the development of that property is integrated into the PUD or CPUD master plan after annexation. Off-street parking includes parking spaces or lots for customers and employees.

**6.2.5.2** All required parking areas shall be hard surfaces with concrete or plant mix material.

**6.2.5.3** Parking lots of more than four (4) parking spaces shall have adequate turn-around areas so that all vehicles may enter the street in a forward manner.

**6.2.5.4** Parking lots shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments without the necessity of backing ~~unreasonable distances~~ or making other dangerous or hazardous turning movements.

**6.2.5.5** Required parking shall not be encroached upon by refuse containers, signs or other structures, nor used for parking of equipment or outdoor storage of goods for sale or storage. Required parking spaces shall be provided with vehicular access to a public street or alley.

**6.2.5.6** Lighting facilities, if provided in the parking areas, shall be arranged so that light is reflected away from adjacent properties and streets. ~~In accordance with § 6.7.5, Site Lighting.~~

**6.2.5.7** The parking area drainage shall be designed by a licensed design professional to ensure adequate drainage to ensure compliance with state and local law.

**6.2.5.8** No sign shall be placed within the public right-of-way. Signs and planting strips shall not obstruct the visibility of drivers or pedestrians.

**6.2.5.9** All parking lots must be maintained in a clean, litter free condition.

Sec 6.7 - Buffer Areas, Landscaping, and Lighting.

**6.7.1** Applicability

**6.7.1.1** **New Construction** - Any new building or site improvement must comply with the requirements of this Section.

**6.7.1.2** **Maintenance and Repair** - An existing building or site may be repaired or maintained without providing additional landscaping or screening, provided there is no increase in gross floor area or disturbed site area greater than 25%.

**6.7.1.3** **Additions and Modifications**

1. When an existing building is increased in gross floor area or disturbed site area by up to 25% cumulatively over the past 3 years, landscaping and screening is required for the additional floor or site area only.
2. When an existing building is increased in gross floor area or disturbed site area by 25% or more cumulatively over the past 3 years, both the existing building and the additional floor or site area must conform to the landscaping and screening requirements of this Division.

**6.7.1.4 Change in Use** - A change in use triggers the application of these requirements, when there is a specific use standard requiring landscaping or screening for the new use.

**6.7.2 General Landscape Requirements**

**6.7.2.1** In any business (B1, B2, C3, CPUD, OI) or industrial (LI and HI) district, any operation not conducted within a building, including, but not limited to, outdoor recreation, outdoor storage of materials, and outdoor servicing activities, shall provide a ten (10) foot vegetated landscaped buffer area on the front property line. Twenty per cent (20%) of the total buffer area shall consist of landscape materials of not less than two (2) feet tall or a decorative fence of not less than two (2) feet in height. The Zoning Administrator shall, based on the character of the area, determine whether the applicant must install the landscape material and/or the decorative fence. ~~All non-operating inventory must be stored behind the landscaped area or the decorative fence.~~

**6.7.2.2** In any district not subject to the requirements of § 6.7.2.1 but requiring screening of a specified operation, said screening shall be in accordance with a solid wall, solid fence, or tight evergreen hedge not less than ~~eight-six (86)~~ feet in height in accordance with § 6.8, *Screening*. The tight evergreen hedge shall grow to at least ~~eight-six (86)~~ feet in height within five (5) years. There shall be a perimeter landscape strip at least ten (10) feet wide, unless otherwise required by § 6.7.4 or specified by the Zoning Administrator as a condition of approval. All buffer area requirements are in addition to the area, yard, and height requirements for that district (Article VIII).

**6.7.2.3** A manufactured home park shall be screened from public view from any adjacent property by a tight evergreen hedge or suitable landscaping and contain a perimeter landscape strip at least thirty (30) feet wide, unless otherwise required by the Zoning Administrator as a condition of approval. All perimeter landscape strip requirements are in addition to the area, yard, and height requirements for that district (see Article VIII). Prior to any site construction or grading, the Zoning Administrator must approve a landscaping plan to insure compliance.

**6.7.2.4 Visibility at Intersections:** Landscaping must not interfere with visibility at intersections and driveways as defined in Greene County Subdivision Regulations, Sight Triangle at Intersections.

**6.7.2.5 Plant Material.**

1. Plant materials must be hardy in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
2. Unless provided with an irrigation system, plant materials must be able to survive on natural rainfall once established with no loss of health.
3. All plants shall be installed to allow for proper plant growth and maintenance.
4. Tree height is measured from the top of the root ball to the tip of the main stem.
5. No more than 50 percent of the required interior trees can be of a single variety.
6. Required shrubs shall be at least two feet in height above ground level.

7. No artificial plants, trees, or other vegetation may be installed as required landscaping and screening.
8. No plant materials listed as Category 1 or Category 1 Alert on the Georgia EPPC Invasive Plant List are permitted in required landscaping. Property owners are encouraged to avoid the entire list of invasive species when making decisions about plant materials for required or non-required landscaping.

#### **6.7.2.6 Maintenance of Landscaping**

1. The property owner, tenant, and their agent, if any, are jointly and severally responsible for maintaining all required landscaping and screening in good health and condition.
2. Any dead, unhealthy, damaged, or missing required landscaping and screening must be replaced with landscaping and screening that conforms to this Section within 90 days.
3. Landscaped areas must be kept free of weeds and trash.
4. All required trees, shrubs, ground cover, and other plant materials must be replaced during the next suitable planting period if they die or become unhealthy because of accidents, drainage problems, disease, or other causes.
5. Required replacement plants must conform to all standards that govern the original installation of plantings.
6. All plant growth in landscaped areas must be controlled by pruning, trimming, or other suitable methods so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard.

#### **6.7.2.7 Pruning and Trimming**

1. All required landscaping must be maintained at no less than the required size.
2. To prevent long-term harm to the health of required landscaping, all pruning of shrubs and trees must be done in accordance with the International Society of Arboriculture Standards entitled "ANSI A300 Standards."
3. "Topping," defined as removal of more than 1/3 of the leaves and branches of a tree as measured from the lowest branch on the trunk of the tree to the top of the tree, is prohibited except where necessary to maintain public overhead utilities.
4. Trees adjacent to rights-of-ways must maintain a vertical clearance of at least 80 inches.

#### **6.7.3 Parking Lot Landscaping**

##### **6.7.3.1 Applicability.**

1. Parking lots shall be effectively landscaped with trees and shrubs to reduce the visual impact of glare, headlights, and parking lot lights from the public right-of-way and from adjoining properties. In addition, parking lots shall be adequately shaded to reduce the amount of reflected heat.
2. All off-street parking for B1, B2, C3, L1, OI, PUD, CPUD, and automobile paved parking greater than 18 parking spaces shall be laid out, constructed, and maintained according to the requirements of this Section 6.2.5. This requirement shall not apply to property annexed into a PUD or CPUD unless the development of that property is integrated into the PUD or CPUD master plan after annexation. Off-street parking includes parking spaces or lots for customers and employees.

**6.7.3.2 General Requirements.**

1. The parking area landscape plan shall be approved by the Zoning administrator.
2. Use shade trees with low shrubs as the primary landscape material within parking lots. Avoid tall shrubs or low branching trees that will restrict visibility.
3. Planting islands that are parallel to spaces shall be a minimum of nine feet wide to allow car doors to open.
4. Planting islands that are perpendicular to spaces shall be a minimum of eight feet wide to allow for overhang of parked cars. If parking is only on one side of the island, a minimum of eight-foot wide is still required.
5. Screening of mechanical equipment, trash enclosures, and loading areas shall be provided. This can be achieved using walls or fences with doors, and/or landscaping.
6. A minimum of half of the burlap and metal wire must be removed from the root ball before planting.
7. Trees that are required to be planted beneath overhead utility lines shall only be species with a mature height no greater than 20 feet.
8. All landscaped areas must be (1) watered via an underground sprinkler system, (2) be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained, or (3) have plant materials capable of surviving on natural rainfall once established with no loss of health.

**6.7.3.3 Perimeter Landscaping:** Every parking lot must provide a minimum of a ten-foot-wide landscaped strip around the perimeter of the lot, to reduce its visual impact. Unless the adjacent perimeter is part of a transitional buffer as required by § 6.7.4, Transitional Buffers, the perimeter plantings shall be as follows:

1. A minimum of one shade tree per every 40 feet of lot perimeter must be included in the perimeter landscape strip. However, this does not mean that shade trees must be located 40 feet on center.

2. Trees preserved along the perimeter of the parking lot may count toward the required perimeter trees provided that the existing tree is a minimum of 6" DBH (diameter at breast height – 4.5 feet) overstory tree or 2" DBH understory tree, and within adjacent landscape perimeter on the property.
3. When adjacent to a public right-of-way, a minimum screen of thirty-six (36) inches in height shall be provided. The screen may include landscape features such as berming, fencing, walls, or plantings, but must provide sufficient density to provide a dense screen thirty-six (36) inches in height as measured from the adjacent sidewalk, curb, or parking surface, whichever is the highest elevation, within five years of date of substantial completion of the project. Fences and walls shall be no taller than forty-eight inches in height. The sufficiency of the proposed screening shall be determined by the Zoning Administrator.

**6.7.3.4 Interior Landscape Islands.**

1. Interior landscape island shall be provided in automobile parking lots to break up the visual expansiveness of lots and to reduce glare and heat.
2. To calculate off-street parking lot square footage, all areas within the lot's perimeter are counted, including the planting islands, curbed areas, corner lots, parking spaces, and all interior driveways and aisles except those with no parking spaces located on either side. Landscaped areas outside the parking lot may not be used to meet the interior planting requirement. Landscape provisions only apply to parking areas for customers and employees. The amount of landscaping required is based on the following sliding scale:

<u>Total Area of Parking Lot (S.F.)</u>	<u>Minimum Percent of the Total Area (Sq. Ft.) of Parking Lot that must be an Interior Planting Area</u>
<u>0—5,000</u>	<u>0.0%</u>
<u>5,000-15,000</u>	<u>5.0%</u>
<u>15,001—29,999</u>	<u>7.5%</u>
<u>30,000 or greater</u>	<u>10.0%</u>

3. To achieve these objectives, the following alternatives should be considered:
  - a. Provide a continuous landscape strip between every four rows of parking. This should be a minimum of eight feet in width to accommodate a low hedge and overstory trees.
  - b. Create large planting islands (over 600 square feet) to be located throughout the lot and planted with shade trees, low shrubs, and/or ground cover. These should preferably be located at the ends of parking rows.
  - c. Provide planting islands (a minimum of nine feet wide) between every 10 to 15 spaces to avoid long rows of parked cars. Each of these planting islands should provide at least one shade tree.

4. The required interior trees shall be a minimum of 1 tree for each 400 square feet of the required interior planting area. The trees shall meet the following criteria:
  - a. An overstory or large canopy tree has a mature canopy greater than 35 feet and includes (e.g., oaks, maples, and pines). Overstory shade trees shall be a minimum of 2 inches in caliper. Pines shall be a minimum of 1 inch in caliper. All trees shall be a minimum of 1-foot height.
  - b. An understory or small tree (e.g., dogwoods, crepe myrtles, and redbuds) has a mature canopy less than 35 feet. Understory trees shall be a minimum of 1 inch in caliper at time of planting.
  - c. There shall be at least one (1) tree per island.
  - d. No more than one-third of the required interior trees can be understory trees.
  - e. Trees preserved inside proposed parking islands may count toward the required interior planting requirements provided that the existing tree is a minimum of 6" DBH (diameter at breast height – 4.5 feet) overstory tree or 2" DBH understory tree.

### **6.7.3 Transitional Buffers**

#### **6.7.4.1 Purpose and Intent**

1. A transitional buffer is a strip of land, established to protect one type of land use from another with which it is not compatible.
2. The purpose of buffer standards in this Section is to spatially separate major subdivision developments from adjacent existing major subdivision developments with aesthetically pleasing natural or landscaped buffers. Such buffers are intended to help mitigate potential adverse impacts (e.g., visual, noise, odor, fumes) from existing land uses, allow the location of certain dissimilar land uses adjacent to one another by mitigating potential negative effects between the uses, and provide space for landscaping that can help improve air and water quality and be used to reduce stormwater runoff.
3. A transitional buffer, as specified in this section, shall be required when a proposed development abuts a dissimilar zoning district, unless the adjoining zone district is already developed with uses compatible with the proposed uses. If a conflict occurs with buffer requirements elsewhere in this ordinance, the greater of the buffer requirements will be rule.
4. The requirements of this section apply to all developments in the County. For CPUD and PUD Districts, buffer standards shall apply only along those lot lines adjoining the exterior boundaries of one major subdivision development from another major subdivision development not controlled by the same entity or public rights-of-way.

5. The Zoning Administrator may waive the requirement for an adjoining use buffer for non-single-family properties upon determining that the proposed development and the adjoining development function as a single development. The criteria to determine if the properties will function as a single development may include the recording of a cross-access easement agreement between the two properties.
  
6. The requirements of this section shall not apply to lot lines adjoining with the Georgia Power Lake Oconee property lines. Instead, buffering and landscape requirements will be in accordance with Georgia Power requirements and community covenants and restrictions.

#### **6.7.4.2 Buffer Requirements**

1. Buffers must be located inside the property line and along the outer perimeter of the lot.
  
2. Buffers shall not occupy any portion of an existing, dedicated, or reserved public or private street, or right-of-way.
  
3. Landscape Plan Required - Applications for development where a buffer is required shall include a landscape plan in addition to standard submittal requirements.
  
4. The Zoning Administrator may determine an alternate location for a required wall or fence within the buffer based on existing natural vegetation and site topography.
  
5. Any grading, improvement, or construction adjacent to the buffer must not disturb or encroach on the buffer area, except for berming or minor grading for installation of walls and fences for the purposes of providing screening and preventing or controlling erosion, as approved by Zoning Administrator.
  
6. In situations where the required buffer width is partially or completely contained within an existing easement (e.g., power or natural gas transmission. etc.), the screening requirements of this article shall be provided outside of the easement area.
  
7. Buffers are required to be created at the time of construction of any infrastructure or new development of a building or site. No building permit shall be issued for any lot or parcel development requiring a buffer until such time as that buffer, as specified herein, shall be substantially in place or until acceptable surety for the cost of the buffer installation shall be provided to the Zoning Administrator.
  
8. Buffers are required to be created at the time of construction of any infrastructure or new development of a building or site.

9. Depending on adjoining existing uses and existing site conditions, the Board of Commissioners may stipulate additional buffer requirements as a condition for zoning, preliminary, or final plat approval.
  
10. **Width of buffer.** Unless expressly exempted or modified in this subsection, development shall provide a buffer along common property lines with adjoining properties that is of the type designated in Table 6.7.4.2, Buffer Requirements, for the proposed use and the classification of the use of the adjacent property (or zoning of a vacant adjacent property). Descriptions and width and screening requirements for the various buffer types are set out in § 6.7.4.3, Buffer Types. Buffers shall incorporate optimal placement of the components described in Table 6.7.4.2, Buffer Requirements on the property and in relationship to the adjoining property to provide the most effective barrier described above. This shall include consideration to the vertical relationship, lines of sight and resulting view angles between differing land uses and adjoining properties and may involve the grading design, building heights, architectural styles, and placement of design elements on the property being developed.

TABLE 6.7.4.2: TRANSITIONAL BUFFER REQUIREMENTS <sup>1</sup>				
PROPOSED USE <sup>2</sup>	REQUIRED BUFFER TYPE <sup>2</sup>			
	USE OF ADJACENT DEVELOPED PROPERTY			
	SINGLE-FAMILY DWELLING	ALL OTHER RESIDENTIAL USES; RECREATION	PUBLIC, CIVIC, INSTITUTIONAL, AND EDUCATION; RESORT ACCOMMODATIONS; OFFICES; COMMERCIAL SERVICES; AGRICULTURAL USES	INDUSTRIAL USES
	ZONING OF ADJACENT VACANT PROPERTY			
	R1, R2, LR1, LR2, PUD, A1, A2	RM, LP	B1, B2, C3, LC, CPUD	LI, AP
<ul style="list-style-type: none"> <li>Major Single-Family subdivision development</li> </ul>	A	B	C	E
<ul style="list-style-type: none"> <li>All Other Residential Uses</li> <li>Commercial Recreation</li> </ul>	n/a	n/a	B	E
<ul style="list-style-type: none"> <li>Public, Civic, Institutional, and Education</li> <li>Resort Accommodations</li> <li>Offices</li> <li>Commercial Services</li> </ul>	C	B	n/a	D
<ul style="list-style-type: none"> <li>Industrial Uses</li> </ul>	E	E	D	n/a

NOTES: n/a = not applicable

1. Descriptions and width and screening requirements for the various buffer types are set out in § 6.7.4.3, *Buffer Types*.

2. When a shared access easement is located along a common property line, any required buffer shall be provided to the interior of the access easement. An adjacent use buffer from an easement line is not required for non-single-family properties.

**6.7.4.3 Buffer Types**

Table 6.7.4.3, *Buffer Types*, describes the five different buffer types in terms of their function, opacity, width, and planting requirements. The planting requirements should be used as a guide to achieve an aesthetically pleasing landscaped buffer and only apply if the existing buffer does not meet the intent of the prescribed buffer. Either of the options under a specific buffer type may be used at the option of the developer.

<b>TABLE 6.7.4.6 BUFFER TYPES</b>					
<b>MINIMUM BUFFER WIDTH AND SCREENING REQUIREMENTS</b>					
<b>Option</b>	<b>Width (feet)</b>	<b>Overstory Trees per 100 feet</b>	<b>Understory Trees per 100 feet</b>	<b>Structural</b>	<b>Evergreen Shrubs per 100 feet</b>
<b>TYPE A BUFFER:</b> This buffer includes low-density screening designed to partially block visual contact and create spatial separation between adjacent uses or between development and adjacent local streets along rear or side property lines.					
Option 1	75	2	3	n/a	8
Option 2	50	2	4	n/a	10
<b>TYPE B BUFFER:</b> This buffer includes low- to medium-density screening designed to create the impression of spatial separation without significantly interfering with visual contact between adjacent uses or between development and adjacent major and minor collectors along rear or side property lines.					
Option 1	75	3	6	n/a	10
Option 2	50	4	8	n/a	12
<b>TYPE C BUFFER:</b> This buffer includes medium-density screening designed to eliminate visual contact at lower levels and create spatial separation between adjacent uses.					
Option 1	75	5	6	n/a	25 (at least 4 feet high at maturity)
Option 2	50	3	5	4 feet high solid wall/fence or 4 feet high or 3 feet wide solid evergreen hedge	
Option 3	25 (50% must be evergreen)	4	6	4 feet high solid wall/fence or 4 feet high or 3 feet wide solid evergreen hedge	
<b>TYPE D BUFFER:</b> The buffer includes high-density screening designed to eliminate visual contact up to a height of six feet and create a strong spatial separation between adjacent uses.					
Option 1	7550 (50% must be evergreen)	5	6	6 feet high solid wall/fence or 6 feet high or 3 feet wide solid evergreen hedge	
Option 2	5030 (50% must be evergreen)	6	8	6 feet high solid wall/fence or 6 feet high or 3 feet wide solid evergreen hedge	
<b>TYPE E BUFFER:</b> This buffer provides greater spacing and medium-density screening designed to define "green" corridors along major arterials.					
Option 1	75	4	5	n/a	25 (at least 4 feet high at maturity)
Option 2	50	5	7	n/a	25 (at least 4 feet high at maturity)
<b>NOTES:</b>					
1. Required overstory trees shall be distributed and spaced to maximize their future health and effectiveness as buffers. Other required vegetation shall be distributed within the buffer as appropriate to the function of the buffer.					
2. Overstory trees may be substituted for any required understory tree.					
3. Fences or walls within a buffer shall comply with the standards of § 6.7.4.6, <i>Structural Buffer</i> .					

<b>TABLE 6.7.4.3. BUFFER TYPE</b>					
<b>MINIMUM BUFFER WIDTHS AND SCREENING REQUIREMENTS</b>					
<b>Option</b>	<b>Width (feet)</b>	<b>Overstory Trees per 100 feet</b>	<b>Understory Trees per 100 feet</b>	<b>Structural</b>	<b>Evergreen Shrubs per 100 feet</b>
<p>4. <u>A berm may be provided in conjunction with the provision of a hedge, fence, or wall to achieve height requirements, provided its side slopes do not exceed a ratio of three horizontal feet to one vertical foot and the width of its top is at least one-half its height.</u></p> <p>5. <u>If a buffer length is greater or less than 100 linear feet, the planting requirements shall be applied on a proportional basis, rounding up for a requirement that is 0.5 or greater, and down for a requirement that is less than 0.5. (For example, if the buffer length is 150 linear feet, and there is a requirement that 5 overstory trees be planted every 100 linear feet, 8 overstory trees are required to be planted in the buffer (1.5 x 5 = 7.5, rounded up to 8)).</u></p> <p>6. <u>Where a solid wall, fence, or evergreen hedge is present on the adjacent parcel that meets the requirements of the § 6.7.4.3 shall not be required to provide an additional solid wall, fence, or evergreen hedge.</u></p> <p>7. <u>Minimum buffer widths and minimum planting requirements for adjacent street buffers may be reduced by up to 15 percent in all other districts on demonstration to the Zoning Administrator that:</u></p> <p>a. <u>The reduction is consistent with the character of development on surrounding land.</u></p> <p>b. <u>Development resulting from the reduction is consistent with the purpose and intent of the adjacent setback standards.</u></p> <p>c. <u>The reduction either (a) is required to compensate for some unusual aspect of the site or the proposed development, or (b) results in improved site conditions for a development with nonconforming site features.</u></p> <p>d. <u>The reduction will not pose a danger to public health or safety.</u></p> <p>e. <u>Any adverse impacts directly attributable to the reduction are mitigated.</u></p>					

**6.7.4.4 Existing Vegetation**

1. If a buffer area has existing trees, they shall be preserved and be used as part of the buffer to comply with the buffer standards of this section. Where groupings of native shrubs are present, their preservation with minimal disturbance is required. Any clearing or other work in buffers must have the prior approval of the Zoning Administrator.
2. Existing trees that are minimum of 6" DBH (diameter at breast height – 4.5 feet) overstory tree or 2" DBH understory tree
3. Natural buffers may contain deciduous, evergreen or perennial vegetation, but shall contain shrubs and trees suitable to local growing conditions that will provide an opaque visual screen during all seasons of the year. To protect existing natural buffers, retaining walls may be installed to maintain the natural grade for the health of these trees and shrubs.
4. Existing vegetation that is preserved shall not be limbed up from the ground more than five feet to the lowest branches, except:

- a. Vegetation at intersections may be limbed up to a greater height to ensure compliance with Greene County Subdivision Regulations, Sight Triangle at intersections; and
  - b. If understory planting is proposed, the Zoning Administrator may allow existing vegetation to be limbed up to a height that will provide adequate sunlight to plants.
5. The removal of invasive species as required by the Zoning Administrator.

#### **6.7.4.5 Supplemental Vegetation**

1. Transitional Buffers in which existing vegetation is nonexistent or is inadequate to meet the screening requirements of this Section shall be planted with supplemental plantings to provide a year-round effective visual screen. The buffers shall be composed of healthy plants with growth characteristics to produce a dense, compact visual screen not less than six (6) feet in height. Natural buffers may contain deciduous or perennial vegetation but shall contain existing or planted evergreen shrubs and trees suitable to local growing conditions that will provide an opaque visual screen during all seasons of the year.
2. Supplemental plantings and replanting shall consist of naturalizing trees, shrubs, or combination thereof, native or adaptable to the region.
3. All trees planted shall be a minimum of six feet in height at time of planting and shall be a species which will achieve a height of at least 20 feet at maturity.
4. All shrubs planted shall be of a large growing species, shall be a minimum of three feet in height at time of planting and shall be a species which will achieve a height of at least ten feet at maturity.
  - a. 80% of required shrubs must be evergreen and as much as 20% of required shrubs may be deciduous.
  - b. Required shrubs must have a minimum installation height of 3 feet.
  - c. The density of the planting is to be determined by the natural growth pattern of the different species.
  - d. Shrubs shall be staggered to create a 6 feet tall opaque visual screen within 3 years of planting.
5. All supplemental plants shall be installed to allow for proper plant growth and maintenance.
6. A buffer/landscape plan shall be submitted to the Zoning Administrator for approval, delineating the type, size, and location of all supplemental plantings as well as any nonvegetative screening mechanism proposed for use, in accordance with the terms of this Section.

**6.7.4.6 Structural Buffer.**

1. Structural buffers utilized to satisfy the screening requirements of this Section, in addition to the use of existing vegetation and/or supplemental plantings, may consist of walls, fences, earthen berms or any combination thereof.
2. Structural buffers shall be minimum height specified in Table 6.7.4.3, Buffer Types. Berms may be used to reduce the required height of walls and fences.
3. Structural buffers shall be within the minimum area required for the buffer including around any fences, walls and upon any earthen berms. This vegetation may include ground covers, grasses, shrubs and/or trees.
4. If structural buffers are to be utilized, their placement and installation shall cause minimal disturbance of existing vegetation and be located to provide an effective visual screen.
5. Walls and fences shall be constructed in accordance with § 6.9, Fences and Walls.
  - a. Fences and walls shall be located not closer to the property line than two (2) feet, as measured from the footing. Shrubs, ground covers, or other vegetation shall be provided between the fence or wall and the property line to provide a decorative effect, following professional landscaping standards for spacing, location, and design.
  - b. Where the property line side of the fence or wall is not easily accessible from streets or other rights-of-way or easements, access shall be provided through gates or openings in the wall or fence.
6. Berms
  - a. All earthen berms shall have a maximum side slope of 50 percent (one foot of vertical rise to two feet of horizontal run).
  - b. Earthen berms shall not be constructed within the drip line, measured 1-foot per 1" DBH (diameter at breast height – 4.5 feet) of any existing trees that will remain on the property. New trees that overhang the berm shall be planted after the berm is constructed.
  - c. Berms may be tapered and offset to create a visual aesthetic. In the gaps created, a vegetative screening shall be required to create a visual screen as required by Table 6.7.4.3, Buffer Types.
  - d. Berms are required to be vegetated throughout.

**6.7.4.7 Activities Permitted Within Required Buffers.**

The following activities may occur in required buffers, unless expressly prohibited elsewhere in this section.

1. Service and utility lines and minor facilities (e.g., water, sanitary sewer, electrical, telephone, natural gas, cable, storm drainage lines, utility boxes and pedestals), subject to the following standards:
  - a. Such lines shall run approximately perpendicular to/from the adjacent street right-of-way or common property line.
  - b. If they must be installed approximately parallel to the street right-of-way or property line, the easement for the lines may be included as part of a required buffer if the easement allows the vegetation or structures necessary to meet buffer screening requirements and provides the requisite visual separation in a manner that is aesthetically acceptable; otherwise, additional buffer width shall be required to provide the space needed for the required buffer screening.
2. Supplemental plantings or re-plantings of vegetation, or authorized nonvegetative screening devices shall be authorized to encroach into a buffer provided there is minimal disturbance of any significant existing vegetation.
3. Land disturbance is authorized in areas of a buffer that are devoid of significant vegetation provided that the final grade and replanting of vegetation meet the screening requirements contained herein.
4. Limited thinning of a natural buffer where the vegetation is too dense to permit normal growth or removal of dying, decayed, diseased, misshapen, or dangerous trees may be accomplished. Vegetation thus removed shall be replaced where necessary to meet the screening requirements contained herein. Any contemplated disturbance within a natural buffer shall be brought to the attention of the Zoning Administrator. Written approval by the Zoning Administrator shall be secured prior to initiating any activity within a natural buffer. No hardwood tree having a diameter of 24 inches or greater as measured four and one-half feet above the adjacent grade shall be removed from the buffer unless approved in writing by the Zoning Administrator.
5. Street or driveway access, provided it runs approximately perpendicular to or from the adjacent street right-of-way or common property line.
6. Walkways, pathways, trails, benches, bike racks, and other elements associated with passive recreation or the provision of continuous pedestrian and bicycle connections between adjoining properties, provided all landscaping required by § 6.7.4.3, Buffer Types, is provided and the Zoning Administrator determines that installation or maintenance of such elements will minimize impacts on to required vegetation to the maximum extent practicable.
7. Fences and walls, to the extent permitted by § 6.7.4.6, Structural Buffers and § 6.9, Fences and Walls.
8. Signage, to the extent permitted by Article X, Signs.

9. Clearing for sight distances at permitted entrances and exits to any development as required to provide for reasonable traffic safety.
10. Fountains, plazas, sculptures, and similar features that are part of publicly owned facilities, where approved by the Zoning Administrator.
11. Lighting fixtures, to the extent permitted by § 6.7.5, *Site Lighting*.
12. Maintenance of walls, fences, lights, and other site improvements permitted but the Zoning Administrator and § 6.7.4, *Transitional Buffers*.
13. Emergency work necessary to preserve life or property. However, when emergency work is performed under this section, the person performing it shall report such work to the Zoning Administrator on the next business day after commencement of the work. Within ten days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the Zoning Administrator to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance or screening capacity of the buffer area.
14. Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land disturbing activity other than normal forest management practices will be allowed on the entire property for three (3) years after the end of the activities that intruded on the buffer.

**6.7.4.8 Protection During Land Disturbing Activities.**

1. During authorized land disturbing activities, buffers shall be clearly demarcated and protected prior to commencement of, and during, construction.
2. The method of demarcation and protection shall at a minimum be a continuous single row of four (4) feet tall orange vinyl (or other high visibility color) tree protection fence or shall be protected as required by the Zoning Administrator.

**6.7.4.9 Ownership of Transitional Buffers.**

1. Transitional Buffers shall be shown on plats.
2. Transitional Buffers may remain in the ownership of the original owner/developer (and assigns) of a developing property. Transitional Buffers may be subjected to deed restrictions and subsequently be freely conveyed. They may be transferred to any consenting grantees, such as owners' associations, adjoining land owners, a park district, or any conservation group, provided that any such conveyance adequately guarantees the protection of the transitional buffers for the purposes of this Section.

**6.7.5 Site Lighting.**

**6.7.5.1 Applicability**

1. The purpose of these Section is to create standards for outdoor lighting which will provide nighttime safety, security, and utility, while reducing light pollution and light trespass, and increase conservation of energy.
2. These regulations do not apply to:
  - a. These regulations do not apply to lighting in the public right-of-way.
  - b. Decorative seasonal lighting for festivals and holidays with a power rating of seventy-five (75) watts or less.
  - c. Temporary emergency lighting used by police, firefighters, or other emergency services.
  - d. Hazard warning luminaires or safety or security lighting required by regulatory agencies or state or federal law.
  - e. Airport lighting.

**6.7.5.2 General Requirements**

1. Outdoor lighting shall be designed to provide the minimum lighting necessary to ensure adequate safety, night vision and comfort and shall not create nor cause excessive glare upon adjacent properties or public streets or rights-of-way.
2. All light sources shall be located, designed, fitted, aimed, shielded, installed, and maintained to limit illumination only to the target area and shall minimize light shining onto adjacent properties. Light sources shall not at any time be directed or angled such that the light emitted from the fixture is focused to a point off the property of the owner of such light fixture.
3. Site lighting shall minimize light pollution into the dark night sky.
4. **Lighting Controls.** Where practical, exterior lighting installations shall include timers, dimmers, sensors, or photocell controllers that turn the lights off during daylight hours or hours when lighting is not needed, to reduce overall energy consumption and eliminate unneeded lighting.
5. **Uniformity.** Exterior lighting installations shall be designed to avoid harsh contrasts in lighting levels.
6. Fixtures and lighting systems used for safety and security shall be in good working order and shall be maintained in a manner that serves the original design intent of the system.

7. Mounting: All pole mounted fixtures shall be mounted parallel to the ground. Building mounted floodlights shall be direct cutoff type and set parallel to the ground. Pole lighting shall be installed such that the lamp (light-emitting device) is not protruding from the bottom of the fixture.

6.7.5.3 Parking Lot Lighting (does not include lights in road rights-of-way)

1. Any lighting used to illuminate parking areas, access drives or loading areas shall be of such a design or level of illumination to minimize the amount of ambient lighting perceptible from adjacent properties.
2. Lights shall be designed to provide uniform lighting throughout the facility with no dark patches or pockets.
3. Parking lot lighting shall be designed to provide a minimum value of lighting necessary for the safety and identification of features.

4. Light fixtures.

- a. Light fixtures shall be full-cutoff type and installed so that the light produced is emitted downward.
- b. Lights shall be installed such that the lamp (light-emitting device) is not protruding from the bottom of the fixture.
- c. Lamps. For parking lot and site lighting, the same type of lamp must be used for the same or similar type of lighting on any one site or development.

5. Light fixture height.

- a. Mounting height shall be measured as the vertical distance between the parking surface and the bottom of the lighting fixture.
- b. Pole lights in residential areas shall not exceed 16 feet height.
- c. Lighting for industrial, truck, or bus parking may use floodlights for these areas. The height of the luminaires shall not be greater than 35 feet in height.
- d. Pole lights for all other areas shall not exceed 25 feet in height.

6. Light levels.

- a. The average level is not to exceed the specified limit in Table 6.7.5.3, Lighting Levels by more than twenty (20) percent and is derived using only the area of the site included to receive illumination.

- b. Points of measure shall not include the area of the building or areas which do not lend themselves to pedestrian traffic.
- c. Average level in the front of a building should not be affected by additional lighting in the back of the same building.
- d. The parking lot lighting levels for the activity levels used on Table 6.7.5.3, Lighting Levels are defined as follows:

HIGH LEVEL OF ACTIVITY

- Regional shopping centers containing retail space of 300,000 square feet or greater
- Fast food facilities with customer seating of 40 or greater
- Entertainment theaters, assembly, sports venues (except playfields)
- Major cultural or civic events
- Truck or bus parking
- Industrial areas
- Automotive dealerships

MEDIUM LEVEL OF ACTIVITY

- Community shopping centers containing retail space of 75,000 square feet
- Cultural, civic or recreational events
- Office parks
- Hotels and motels
- Hospital parking
- Fueling stations, except drive-under canopies and pump islands
- Fast Food restaurants
- Transportation parking (airports, commuter lots, etc.)
- Residential complex parking

LOW LEVEL OF ACTIVITY

- Neighborhood shopping centers containing retail space of less than 5,000 square feet Industrial employee parking
- Restaurants other than fast food
- Educational facility parking
- Parking at houses of religious assembly
- All other levels of activity than high and medium

- e. Illumination levels for required parking areas are as follows:

<b>Table 6.7.5.3, Lighting Levels</b>			
<b>Level of Activity</b>	<b>Min. Level (fc)</b>	<b>Max. Level (fc)</b>	<b>Uniformity (Avg. to Min.) (fc)</b>

HIGH	<u>1</u>	<u>15.0</u>	<u>3:1</u>
MEDIUM	<u>0.6</u>	<u>10.0</u>	<u>3:1</u>
LOW	<u>0.3</u>	<u>10.0</u>	<u>4:1</u>

#### 6.7.5.4 Security Lighting

1. Wall packs shall be used for security lighting along the side and rear of the buildings only and all light emitted shall be focused downward.

#### 6.7.5.5 Sign Lighting: Lighting shall be in accordance with Article X, Signs.

#### 6.7.5.6 Lighting Standards within 50 feet of Residential Zones.

1. Lighting for uses adjacent to residentially zoned property shall be designed and maintained such that illumination levels do not exceed 1.0 foot-candles along property lines.
2. For exterior lighting installations and fixtures within 50 feet of residential zones, the following requirements shall apply:
  - a. Lighting fixtures shall be no higher than 16 feet above grade.
  - b. Fixtures should be of a type or adequately shielded to prevent glare from normal viewing angles.

#### 6.7.5.7 Lighting of Outdoor Performance, Sport, and Recreation Facilities and Playfields

1. Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed, and shielded so that their beams fall within the primary playing area and immediate surroundings, and so that no direct illumination is directed off the site.
2. No outdoor recreational facility shall be illuminated after 11:00 P. M. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 P. M. The luminaires shall be extinguished after outdoor recreational events are completed and the site has been vacated.
3. Lighting levels for outdoor performance areas, sport and recreation facilities, and playfields shall not exceed by more than five percent the Illuminating Engineering Society of North America (IESNA) published standards for the proposed activity.

#### 6.7.5.8 Architectural Accent Lighting

1. Accent lighting for building facades and other vertical structures shall be directed solely onto the building or structure and not toward the sky or onto adjacent properties. Direct light emissions shall not be visible above the roofline or beyond the building's edge. Shielding shall be provided to restrict light to the structure being accented.

2. Fixtures used to accent architectural features, materials, colors, style of buildings, or art shall be located, aimed, and shielded so that light is directed only on those features. Such fixtures shall be aimed or shielded to minimize light spill into the dark night sky.
3. Lighting on buildings for aesthetic purposes shall be directed downward from the top. Exception: selected portions of a building may be illuminated from below if the portions illuminated total less than half of the vertical face. The average illuminance shall not exceed ten (10) footcandles.
4. The maximum illumination of any vertical surface or angular roof surface in dark surroundings shall not exceed three (3) footcandles.
5. The maximum illumination of any vertical surface or angular roof surface in light surroundings shall not exceed five (5) footcandles.
6. Luminaires used to illuminate statues, steeples, monuments, and other tall narrow objects shall be illuminated with the type of luminaire that directs the narrowest beam capable of illuminating the object. Illuminance at the level of the illuminated object shall not exceed ten (10) footcandles.
7. Lighting fixtures shall not generate excessive light levels, cause glare, or direct light beyond the facade onto neighboring property, streets, or the night sky.
8. Flags may be illuminated from below provided such lighting is focused primarily on the individual flag or flags to limit light trespass and spill into the dark night sky.

**6.7.5.9 Building Façade and Landscape Lighting**

1. Illumination of landscaping shall utilize diffused or muted lighting, avoid glare, and minimize light escaping beyond landscaping onto neighboring property, streets, or the night sky.

**6.7.5.10 Lighting Under Building Canopies. Light fixtures for canopies covering fueling stations and at individual drive-through facilities shall be mounted such that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy.**

**6.7.5.11 Strings of Lights. No person shall use a string of lights on property with nonresidential uses except as follows:**

1. Strings of lights may only be used if they are approved by the Zoning Administrator as part of an outdoor lighting plan or landscape plan. The plan must comply with all of the standards of this subsection. The purpose of such lighting is intended to create pleasing pedestrian spaces, such as outdoor dining or patio areas, utilizing low lighting levels.

2. Strings of lights permitted under this subsection shall be displayed in compliance with the following standards:
  - a. The string of lights contains only low wattage bulbs that are not greater than fifty lumens per bulb (equivalent to a seven-watt C7 incandescent bulb);
  - b. The string of lights shall be located within a pedestrian way, plaza, patio, outdoor dining area, or the primary entry into a building;
  - c. The string of lights is not placed in any required landscape setback adjacent to a street;
  - d. The string of lights shall be displayed on a building, wall, fence, trees, and shrubs; and
  - e. The string of lights shall not suspend horizontally between any buildings, walls, fences, trees, or shrubs (for the purposes of this paragraph, horizontally means any portion of the suspended string which dips less than forty-five degrees below the horizontal).

**6.7.5.12 Tower Lighting.** Tower lighting shall be in accordance with Federal Aviation Administration requirements.

**6.7.5.13 Prohibited Lighting**

1. Promotional beacons, search lights (not including airport lighting), laser source lights, neon lighting, strobe lights, or any similar high-intensity light.
2. Series, lines, or rows of lights, whether supported by cables or other physical means, within 50 feet of a roadway.
3. Lighting used for causing sky glow to attract attention, more than the lighting used to provide safety, security, and utility.
4. Any light source that does not meet the requirements of this chapter.
5. Lighting from remote operated drones.
6. Except as otherwise allowed by this section, any lighting that is flashing, blinking, rotating, chasing, or rapidly changing in color or intensity is prohibited.

**Sec 6.8.1 Screening.**

**Service Areas**

6.8.1.1 Trash collection, trash compaction, recycling collection and other similar service areas shall be located to the side or rear of buildings, unless otherwise approved by Zoning Administrator due to unusual site constraints, and shall be screened from view from adjacent property or street.

6.8.1.2 Service areas that are fully integrated into a building shall be screened with a roll down door or other opaque screen.

6.8.1.3 Service areas that are not integrated into a building shall be screened from three sides by a wall at least 6 feet in height. The fourth side shall have a solid gate at least 6 feet in height, unless views into the service yard are obscured by other means. The gate and wall shall be maintained in good working order and must remain closed except when trash pick-up or deliveries occurs. The wall and gate must meet the design standards of Section 6.9.

**6.8.2 Mechanical Equipment**

6.8.2.1 Exemptions. Free-standing or roof-mounted sustainable energy systems such as solar panels are exempt from these screening requirements.

**6.8.2.2 Roof-Mounted Equipment**

1. Roof-mounted equipment shall be screened from ground level view from adjacent property or adjacent street.
2. New buildings shall provide a parapet wall or other architectural element that screens roof-mounted equipment from view.

**6.8.2.3 Wall-Mounted Equipment**

1. Wall-mounted equipment should not be located on any surface that directly faces a street.
2. If wall-mounted equipment is located on any surface that is visible from a street, it shall be fully screened by landscaping or an opaque screen compatible with the principal building in terms of texture, quality, material and color.

**6.8.2.4 Ground-Mounted Equipment**

1. Ground-mounted equipment screening must be as high as the highest point of the equipment being screened but shall not exceed 8 feet.
2. Screening shall consist of landscaping or an opaque screen compatible with the principal building in terms of texture, quality, material and color.

**6.8.3 Utility Service Areas**

6.8.3.1 Utility service areas located outside of the right-of-way that exceed 42 inches in height and 42 inches in any other dimension must be screened from the street.

6.8.3.2 Screening shall consist of landscaping, wall, fence, or combination. Walls and fences shall be compatible with the principal building in terms of texture, quality, material and color.

6.8.3.3 Utility service areas must be located an adequate distance from the street to allow for any required screening to be installed without encroaching into the public right-of-way.

6.8.3.4 Screening is not required for utility service areas located more than 50 feet from a street.

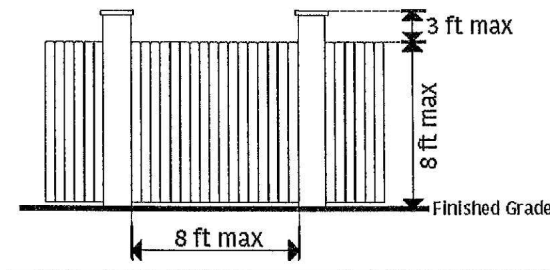
## Sec 6.9 - Fences and Walls.

### 6.9.1 Height

6.9.1.1 Residential fences and walls located between the primary street and the front wall plane of the house may contain a solid or opaque fence or wall no more than 4 feet in height. A fence may exceed 4 feet in height where designed with a spaced picket design approved by the Zoning Administrator. The gap between pickets must be a minimum of 2 inches. The picket to opening ratio must be at least 2:1 for vertical pickets and 1:1 for horizontal elements.

6.9.1.2 All other fences and walls, including side and rear yard residential fences and walls, may contain a solid or opaque fence or wall provided they do not exceed a height of 8 feet above grade.

6.9.1.3 Height is measured from the finished grade to the highest point of the fence or wall between columns or posts.



6.9.1.4 Column and ornament heights are permitted to exceed the maximum height by no more than 3 feet.

### 6.9.2 Placement

6.9.2.1 Fence and wall footings must be entirely contained within the property and cannot encroach onto a property line.

6.9.2.2 For walls or fences to be constructed near a property line, a surveyor shall be utilized to establish the property line prior to construction.

6.9.2.3 Fences, walls, hedges and other vegetation must not obstruct the minimum sight distance requirements and must not:

- a) Prohibit proper lines of sight for public safety and law enforcement;
- b) Impede the flow of water; or
- c) Impair or block the vision of vehicle drivers so as to constitute a safety hazard.

**6.9.3 Design Standards**

**6.9.3.1 Materials**

**1. General Provisions**

- i. Fences or walls must be constructed of wood, masonry, stacked stone, stucco, ornamental metal or other durable material approved by the zoning administrator in all zoning districts. Chain-linked or woven-wire fencing is allowed only in side and rear yards (provided they are not parallel to a street), and must be vinyl-coated.
- ii. In zoning districts allowing horses and livestock to be kept, a fence made of chain link or other wire materials is exempt from the four (4) foot maximum height requirement and shall not exceed a maximum of five (5) feet in height in a front yard.
- iii. Vinyl is prohibited, except that existing vinyl fences may be replaced in kind.
- iv. Barbed wire, razor wire and concertina wire are prohibited. Exception: Public and private utility facilities, governmental owned and operated public facilities and agricultural uses in A1, A2, and Homestead Farms in Major-PUD districts.
- v. Walls and fences must be constructed with the finished side facing towards the street and adjoining properties, away from the improvement it is meant to screen.

6.9.3.2 Only black, white or earth tones are permitted. Primary and neon colors are prohibited.

6.9.3.3 Any fence that includes electrical equipment requires an electric (building) permit.

**6.9.4 Gates**

6.9.4.1 Gates, prior to the installation or replacement of a security gate or barrier at a driveway leading to a dwelling, gated facility, or community, the developer or owner shall obtain a security gate or barrier permit. A permit shall only be issued for a security gate or barrier meeting the requirements of this section and must be located a minimum of 30 feet from the edge of pavement. Prior to any changes, alterations or blocking of private streets or driveways leading to a dwelling, plans detailing the change accompanied by drawings, shall be submitted for approval. A county building inspector shall inspect all such installations.

6.9.4.2 All security gates or barriers shall be equipped with a siren or radio operated receiver/controller capable of receiving signals from a sheriff's department, fire department, and emergency responders' siren or radio transceivers serving the gated facility, private driveway leading to a dwelling, or community that allow emergency responders and other necessary on-duty employees to open the security gate or barrier by use of the equipment.

6.9.4.3 All security gates or barriers must meet policies deemed necessary by the authority having jurisdiction over the gated facility, private driveway leading to a dwelling, or community for rapid, reliable, and mutual aid access.

6.9.4.4 The equipment shall be furnished, installed and maintained by the gated facility, private driveway leading to a dwelling, or community that is served by the equipment.

6.9.4.5 The maintenance and upkeep of any security gate or barrier shall be the sole responsibility of the developer, owner or any duly incorporated and active association having jurisdiction of the gated facility, private driveway leading to a dwelling, or community.

6.9.4.6 Inoperative security gates or barriers shall be repaired immediately. Inoperative gates shall be locked in the open position until repairs are made. Abandoned gates shall be permanently locked in the open position.

6.9.4.7 The party or parties controlling the operation and maintenance of the security gate or barrier shall be liable for any damages caused by the improper operation of the security gate or barrier.

6.9.4.8 Public streets cannot be gated.

6.9.4.9 Gates must follow all design standards of this article, they may however be up to 3 feet taller in height than the fence or wall it is attached to.

6.9.4.10 To allow for the passage of emergency vehicles, any vehicular gate shall have a minimum clearance of 14 feet in width for one-way traffic or driveways and 20 feet in width for two-way traffic. Clearance height through the gate shall maintain 14 feet clearance.

#### 6.9.5 Maintenance

6.9.4.9 Fences shall be maintained in good condition and be structurally sound at all times. No advertising will be permitted thereon.

6.9.4.10 Property located between the fence and any property lines shall also be regularly maintained.

### **Sec 7.1 A1 Agricultural District (Intensive Farming)**

7.1.1.16 Special Events, provided that no more than two special events may be held per calendar year per parcel or per property owner on adjoining parcels.

### **Sec 7.2 A2 Agricultural--Residential District**

7.2.1.13 Special Events, provided that no more than two special events may be held per calendar year per parcel or per property owner on adjoining parcels.

### **Sec 7.3 B1 Neighborhood Convenience Commercial District**

7.3.1.28 Special Events, provided that no more than two special events may be held per calendar year per parcel or per property owner on adjoining parcels.

**Sec. 7.9. PUD - Planned Unit Development.**

- 7.9.1 The PUD district provides for innovative concepts in large-scale residential development that enables economy in capital maintenance, yet does not forsake the desired rural setting of openness and a livable environment. Allied uses, public facilities and enclosed recreational uses are allowed. Through the Planned Unit Development process, it is the intent that property will be developed with a unified design providing continuity between the various elements. However, the PUD process is not intended as a device to circumvent general development regulations, densities, standards and good planning practice.
- 7.9.2 PUDs on contiguous property may be consolidated as a single PUD. To be eligible for a PUD consolidation, an application must provide documentation showing that the PUDs to be combined are subject to unified control and management. Subsequent to a PUD consolidation, the standards, requirements and restrictions of this Ordinance shall apply to the larger consolidated PUD as a single, unified development. The application for joining of PUDs must document the current land uses and acreages for each PUD, and then document the land uses and acreages for the proposed combined PUD.
- 7.9.3 Properties that are not zoned PUD may be annexed into a contiguous existing PUD. Any developed property that is annexed into a contiguous PUD shall not be required to comply with the PUD district regulations so long as it was lawfully developed with a use permitted by the PUD regulations at the time of its annexation. Any developed property that is annexed into a Minor PUD that does not already comply with the Minor PUD district regulations shall not be considered towards qualification as a Major PUD.
- 7.9.4 All submissions of development plans for a PUD must comply with the applicable provisions of § 9.18 and must be served by a central sewerage and a central water system adequately sized to supply fire hydrants at the time of submission. Existing subdivision development extensions are not required to connect to central sewerage or upgrade the central water system to support fire hydrants unless the proposed extension is within 1,500 feet of a point of connection capable of handling said improvements.

~~To qualify as a PUD, it must be a minimum of 50 contiguous acres.~~

7.9.5 ~~Permitted uses. Within the PUD District, only the following uses are permitted:~~ **Minor PUD Planned Unit Development**

To qualify as a Minor PUD, the development must be a minimum of 200 contiguous acres, provided, however, that a parcel that is adjacent to and adjoining an existing PUD or CPUD that is at least 50 contiguous acres shall qualify as a Minor PUD.

Permitted Uses. Within the Minor PUD District, only the following uses are permitted:

- 7.9.5.1 Dwelling, single-family, detached.
- 7.9.5.2 Dwelling, multi-family.
- 7.9.5.3 Dwelling, two-family.
- 7.9.5.4 Industrialized building qualifying as Dwelling, single-family.
- 7.9.5.5 Accessory buildings and accessory uses provided the requirements of § 9.6 are met.
- 7.9.5.6 Condominiums and townhouses provided the requirements of § 9.5 are met.
- ~~7.9.5.7 Daycare home.~~
- 7.9.5.78 Home office.
- 7.9.5.89 Swimming pools, above and below ground, provided the pool location, including the pool deck and accessory equipment, is not closer than ten (10) feet to any adjacent residential lot; the pool location can be adjacent to the Lake Oconee Georgia Power property line for lakeshore property; the pool is enclosed by a wall or fence to the extent required by State Law. Only home swimming pools and private community swimming pools are permitted.

- 7.9.5.910 Public or private park or recreational area, which may include clubs, marinas, restaurants, a golf course, swimming pool, clubhouse, tennis courts, playgrounds, lakes or similar recreation uses.
  - 7.9.5.1011 Minor and Major Utility facilities.
  - 7.9.5.1112 Boat docks, provided all ordinances, building codes, state laws and requirements of the Georgia Power Company pertaining to construction on, and use of, lake shore property and the reservoir are met.
  - 7.9.5.1213 Signs, provided the requirements of Article X are met.
  - 7.9.5.1314 Fire Stations.
  - 7.9.5.1415 PUD Development, operations and maintenance facilities.
  - 7.9.5.1516 Borrow Pits less than or equal to two (2) acres.
  - ~~7.9.5.17 Homestead Compound provided the requirements of § 9.24 are met.~~
  - ~~7.9.5.18 Homestead Farm with associated agricultural uses including small scale crop farming, gardening, forestry, but excluding poultry houses and feedlots provided the requirements of § 9.25 are met. Animals and fowl not to exceed the requirements specified in § 9.26, Animal Units.~~
- 7.9.6 Conditional Uses. Within the Minor PUD District, the uses enumerated below may be permitted with Conditional Use approval pursuant to Article XI. Conditional Use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.
- 7.9.6.1 Religious institutions, provided such uses are located on a lot with a minimum of 2 acres and fronts on a public right-of-way or a private street which connects with a public right-of-way. The minimum building front setback is 50 feet. A ~~ten~~ fifty (1050) foot wide buffer area is required along any property line abutting residentially zoned property.
  - 7.9.6.2 Hotel, provided at least ten (10) rooms for overnight occupancy are available.
  - ~~7.9.6.3 Borrow Pits greater than 2 acres.~~
  - 7.9.6.2.34 Non-Residential uses. Non-Residential uses may be permitted where such uses are scaled primarily to serve the residents of the Minor PUD. Non-Residential uses shall be necessary commercial or accessory services to and within the Minor PUD district being served.

**7.9.7 Major PUD Planned Unit Development**

To qualify as a Major PUD, the development must be a minimum of 2,000 contiguous acres.

Permitted uses. Within the Major PUD District, only the following uses are permitted:

- 7.9.7.1 Dwelling, single-family, detached.
- 7.9.7.2 Dwelling, multi-family.
- 7.9.7.3 Dwelling, two-family.
- 7.9.7.4 Industrialized building qualifying as Dwelling, single-family.
- 7.9.7.5 Accessory buildings and accessory uses provided the requirements of § 9.6 are met.
- 7.9.7.6 Condominiums and townhouses provided the requirements of § 9.5 are met.
- 7.9.7.7 Daycare home.

- 7.9.7.8 Home office.
  - 7.9.7.9 Swimming pools, above and below ground, provided the pool location, including the pool deck and accessory equipment, is not closer than ten (10) feet to any adjacent residential lot; the pool location can be adjacent to the Lake Oconee Georgia Power property line for lakeshore property; the pool is enclosed by a wall or fence to the extent required by State Law. Only home swimming pools and private community swimming pools are permitted.
  - 7.9.7.10 Public or private park or recreational area, which may include clubs, marinas, restaurants, a golf course, swimming pool, clubhouse, tennis courts, playgrounds, lakes or similar recreation uses.
  - 7.9.7.11 Minor and Major Utility facilities.
  - 7.9.7.12 Boat docks, provided all ordinances, building codes, state laws and requirements of the Georgia Power Company pertaining to construction on, and use of, lake shore property and the reservoir are met.
  - 7.9.7.12 Signs, provided the requirements of Article X are met.
  - 7.9.7.13 Fire Stations.
  - 7.9.7.14 Major PUD Development, operations and maintenance facilities.
  - 7.9.7.15 Borrow Pits less than or equal to two (2) acres.
  - 7.9.7.16 Homestead Compound provided the requirements of § 9.24 are met.
  - 7.9.7.17 Homestead Farm with associated agricultural uses including small scale crop farming, gardening, forestry, but excluding poultry houses and feedlots provided the requirements of § 9.25 are met. Animals and fowl not to exceed the requirements specified in § 9.26, Animal Units.
- 7.9.8 Conditional Uses. Within the Major PUD District, the uses enumerated below may be permitted with Conditional Use approval pursuant to Article XI. Conditional Use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.
- 7.9.8.1 Religious institutions, provided such uses are located on a lot with a minimum of 2 acres and fronts on a public right-of-way or a private street which connects with a public right-of-way. The minimum building front setback is 50 feet. A fifty (50) foot wide buffer area is required along any property line abutting residentially zoned property.
  - 7.9.8.2 Hotel, provided at least ten (10) rooms for overnight occupancy are available.
  - 7.9.8.3 Borrow Pits greater than 2 acres.
  - 7.9.8.4 Non-Residential uses. Non-Residential uses may be permitted where such uses are scaled primarily to serve the residents of the Major PUD. Non-Residential uses shall be necessary commercial or accessory services to and within the Major PUD district being served.

**Sec. 7.10. CPUD Commercial Planned Unit Development District.**

- 7.10.1 The purpose of the Commercial Planned Unit Development district is to encourage flexibility in the design and development of land in order to promote its most appropriate use; to facilitate the adequate and economical provisions of streets and utilities; to preserve the natural and scenic qualities of open space;

and to encourage, in compatibility with the goals and objectives of the Comprehensive Plan, large-scale mixed commercial, office/institutional, and residential developments that are planned, designed and developed to function as integral units independent of adjacent building sites. Through the Commercial Planned Unit Development process, it is the intent that property will be developed with a unified design providing continuity between the various elements. However, the CPUD process is not intended as a device to circumvent general development regulations, standards and good planning practice.

- 7.10.2 CPUDs on contiguous property may be consolidated as a single CPUD. To be eligible for a CPUD consolidation, an application must provide documentation showing that the CPUDs to be combined are subject to unified control and management. Subsequent to a CPUD consolidation, the standards, requirements and restrictions of this Ordinance shall apply to the larger consolidated CPUD as a single, unified development. The application for joining of CPUDs must document the current land uses and acreages for each CPUD, and then document the land uses and acreages for the proposed combined CPUD.
- 7.10.3 Properties that are not zoned CPUD may be annexed into a contiguous existing CPUD. Any developed property that is annexed into a contiguous CPUD shall not be required to comply with the CPUD district regulations so long as it was lawfully developed with a use permitted by the CPUD regulations at the time of its annexation.
- 7.10.4 To qualify as a CPUD, it must be a minimum of 50 contiguous acres. The residential usage shall be a minimum of 25% of the total acreage and the non-residential usage shall be a minimum of 25% of the total acreage. It is the intent that a CPUD will be a mixed use development.
- 7.10.5 All submissions of development plans for a CPUD must comply with the applicable provisions of § 9.18 and must be served by a central sewerage and a central water system adequately sized to supply fire hydrants at the time of submission. Existing subdivision development extensions are not required to connect to central sewerage or upgrade the central water system to support fire hydrants unless the proposed extension is within 1,500 feet of a point of connection capable of handling said improvements.
- 7.10.6 Permitted uses. Within the CPUD District, the following uses are permitted.
  - 7.10.6.1 Public uses, essential public services, open land uses, and similar uses which are either subject to other public controls or which do not have significantly adverse effects on other permitted uses.
  - 7.10.6.2 Cultural, recreational, health, educational, daycare, and religious facilities exercising their 501-C tax exempt status on said lot that serve the residents of the community. These uses are typically public in nature but may also be private.
  - 7.10.6.3 Single-family detached dwelling located in appropriate residential areas.
  - 7.10.6.4 Single-family detached dwellings that have a zero lot line lot configuration.
  - 7.10.6.5 Single-family dwellings which have either a townhouse design or a condominium ownership regime.
  - 7.10.6.6 Multi-family dwellings.
  - 7.10.6.7 Offices, studios, medical and dental clinics and labs, and other compatible or supporting business services and sales.
  - 7.10.6.8 Eating places, other than drive-in restaurants.
  - 7.10.6.9 Athletic facilities; hotels, provided at least ten (10) rooms for overnight occupancy are available.
  - 7.10.6.10 Establishments providing a variety of frequently purchased commercial goods, where convenience of location is more important than comparative shopping. These uses are grouped in order that limited commercial uses be permitted adjacent to residential

areas. Uses include but are not limited to retail food and drug stores, packaged alcoholic beverages stores, dry-cleaning and coin-operated laundries, and convenience stores.

- 7.10.6.11 Automobile and boat service areas provided the entire outdoor storage area is properly screened as required in 6.7.
- 7.10.6.12 Restaurants and fast food outlets.
- 7.10.6.13 Entertainment and recreation facilities including theaters, bowling alleys, skating rinks, golf courses, swimming pools, tennis courts or similar recreation uses.
- 7.10.6.14 Home office.
- 7.10.6.15 Parking lot for the parking of vehicles used by customers and employees of businesses within the CPUD.
- 7.10.6.16 Arts and Crafts stores.
- 7.10.6.17 Bakery.
- 7.10.6.18 Barber and beauty shop.
- 7.10.6.19 Book, stationary and card shop.
- 7.10.6.20 Cafes and grills.
- 7.10.6.21 Clothing alternation.
- 7.10.6.22 Financial institution.
- 7.10.6.23 Florist, nursery and gift shop.
- 7.10.6.24 Frame shop.
- 7.10.6.25 Professional offices.
- 7.10.6.26 Shopping centers with uses as otherwise permitted and a total leasable floor area of less than seventy-five thousand (75,000) square feet.
- 7.10.6.27 Special events.
- 7.10.6.28 Temporary commercial use, including the sale of Christmas trees or the sale of seasonal fruit and/or nuts not to exceed a period of two consecutive months in a calendar year.
- 7.10.6.29 Veterinary hospitals, clinics and kennels with only enclosed structure for the keeping of animals.
- 7.10.6.30 Bed and breakfast.
- 7.10.6.31 Nursing homes.
- 7.10.6.32 Camera and photographic supply store.
- 7.10.6.33 Car wash.
- 7.10.6.34 Catering establishments.
- 7.10.6.35 Computer sales and service.
- 7.10.6.36 Delicatessen.
- 7.10.6.37 Electronic supply store.
- 7.10.6.38 Fabric store.
- 7.10.6.39 Jewelry store.

- 7.10.6.40 News and tobacco center.
  - 7.10.6.41 Produce and farmers' markets.
  - 7.10.6.42 Sporting goods store.
  - 7.10.6.43 Travel agency.
  - 7.10.6.44 Variety and general merchandise stores.
  - 7.10.6.45 Community center or club, provided the requirements of 9.13 are met and provided such uses are located on a lot with a minimum of 2 acres and fronts on a public right-of-way or a private street which connects with a public right-of-way. The minimum building front setback is 50 feet. A ten-fifty (50±0) foot wide buffer area is required along any property line abutting residentially zoned property.
  - 7.10.6.46 Single-family dwellings sold as a condominium ownership regime over commercial businesses.
  - 7.10.6.47 Live-work commercial/residential units in which businesses are located on the main floor and the dwelling is located over the shop where the unit, including the main floor and second floor, shall be required to remain under the same ownership.
  - 7.10.6.48 Reserved.
  - 7.10.6.49 Boat docks and marinas, provided all ordinances, building codes, state laws and requirements of the Georgia Power Company pertaining to construction on, and use of, lake shore property and the reservoir are met.
  - ~~7.10.6.50 Traditional Neighborhood Development (TND).~~
  - 7.10.6.5051 Borrow Pits less than or equal to 2 acres.
  - 7.10.6.5152 Minor and Major Utility facilities.
  - 7.10.6.5253 Furniture, home furnishings, including office furniture and equipment.
  - 7.10.6.5354 Religious institutions, provided such uses are located on a lot with a minimum of 2 acres and fronts on a public right-of-way or a private street which connects with a public right-of-way. The minimum building front setback is 50 feet. A ten (50±50) foot wide buffer area is required along any property line abutting residentially zoned property.
  - 7.10.6.5455 Swimming pools, above and below ground, provided the pool location, including the pool deck and accessory equipment, is not closer than ten (10) feet to any adjacent residential lot; the pool location can be adjacent to the Lake Oconee Georgia Power property line for lakeshore property; the pool is enclosed by a wall or fence to the extent required by State Law. Only home swimming pools and private community swimming pools are permitted.
- 7.10.7 Conditional Uses. Within the CPUD District, the uses enumerated below may be permitted with Conditional Use approval pursuant to Article XI. Conditional Use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.
- 7.10.7.1 Stores selling retail goods that are ordinarily purchased less frequently and often have a community-wide or regional market. These uses include building materials, hardware, lawn and garden supply, and equipment stores, and automotive and marine sales and accessories establishments provided the entire outdoor storage area is properly screened as required in 6.7.

- 7.10.7.2 Family Personal Care Home, Group Personal Care Home, Memory Care Unit and Congregate Personal Care Home.
- 7.10.7.3 Borrow Pits greater than 2 acres.
- 7.10.8 Development Standards. Within the CPUD District, the following standards must be met.
- 7.10.8.1 Commercial Planned Unit Developments must be served by a central sewerage and a central water supply system adequately sized to supply fire hydrants at the time of submission. On-site water supply and sewage treatment systems must be designed and installed to meet applicable rules of the Greene County Health Department and the State of Georgia EPD.
- 7.10.8.2 Structures, parking areas, and other facilities shall when practical, be designed and located in a manner that minimizes their visibility from adjacent roadways.
- 7.10.8.3 CPUD densities may be determined on the basis of any and all of the following considerations: the densities designated by the land use plan, the densities of surrounding development, the densities allowed under the various zoning districts, topography and character of the natural environment and the impact of a given density on the specific site and adjacent properties. The County also has the discretion to consider any other relevant factors.
- ~~7.10.8.4~~ ~~7.10.8.4 There shall be no minimum standards for lot size although existing standards of zoning and subdivisions may be used as a guide. There is no minimum lot size or width. However, every single-family dwelling shall be a minimum 1,000 square feet of heated space and have access to a street, court, or walkway or other area dedicated to community use that also provides emergency vehicle access or is in addition to emergency vehicle access as required and approved by the County for public safety access. There are no required setbacks within a CPUD except that no dwelling or accessory building shall be erected within thirty-one (31) feet of any other structure located on an adjacent lot, with the following exceptions:~~
- ~~a) Where buildings are attached, such as in townhouses, duplexes, and multi-family, separation is not required between adjacent attached structures. Common fire wall/party wall ratings or automatic fire sprinkler system installations shall comply with the International Residential and International Building Code.~~
  - ~~b) Where buildings are equipped with an approved automatic fire sprinkler system installed in accordance with the International Residential and International Building Code, separation of less than thirty-one (31) feet but at least eleven (11) feet are permitted.~~
  - ~~c) Where buildings are within five-hundred (500) feet of a fire hydrant capable of producing needed Fire Flow of at least seven-hundred and fifty (750) gallons per minute, separation less than thirty-two (32) feet but at least twenty-one (21) feet from any adjacent building is permitted, except lots previously final platted.~~
  - ~~d) Where buildings are within five-hundred (500) feet of a fire hydrant capable of producing needed Fire Flow of at least one-thousand (1,000) gallons per minute, separation less than twenty-one (21) feet but at least eleven (11) feet from any adjacent building is permitted.~~
- ~~7.10.8.5 There shall be no minimum setback standards although existing standards of zoning and subdivisions may be used as a guide.~~

7.10.8.56 Due to the flexibility allowed in development density, well designed open space is an important factor in providing for innovative design and visual attractiveness. A minimum of ~~twenty~~ thirty percent of gross acreage shall be designated as open space.

**Sec. 8.1. Generally.**

This Article is established to show the minimum size, width, and maximum height requirements for the land uses within each designated district. Lot size shall be based on factors including the size of the building required for that use, required parking, and ground water flow. The Planning and Zoning Board is authorized to increase minimum lot sizes and otherwise vary district development standards to accommodate the need to use septic tanks and/or wells and Health Department regulations in this regard. The unavailability of public sewer and/or water shall preclude the ability to develop projects which cannot utilize septic tanks.

District	Minimum Lot Size See Note <sup>4</sup>			Min. Sq. Ft. per Dwelling Unit/Min. Heated Floor Area	Minimum Yard Requirements				Maximum Height of Building (Feet) Note <sup>5</sup>
	Lot Area (sq. ft.)	Lot Size per Dwelling Unit	Lot Width (ft.)		Front setback edge of ROW		Minimum Side Yard	Minimum Rear Yard	
					Arterial and Collector	Other Streets			
<b>A1/A2<sup>1</sup></b>	65,340	65,340	150	1,000/1,000	50	30	20	40	40 <sup>1</sup>
<b>R1/LR1<sup>3</sup></b>									
without W or S	65,340	65,340	125	1,000/1,000	40	30	20	40	40
with W or S	32,670	32,670	125	1,000/1,000	40	30	20	40	40
with W and S	15,000	15,000	125	1,000/1,000	40	30	20	40	40
<b>R2/LR2<sup>3</sup></b>									
One unit									
without W or S	65,340	65,340	100	1,000/1,000	40	30	<del>15</del> <u>20</u>	30	40
with W or S	32,670	32,670	100	1,000/1,000	40	30	<del>15</del> <u>20</u>	30	40
with W and S	15,000	15,000	100	1,000/1,000	40	30	<del>15</del> <u>20</u>	30	40
Two units									
without W or S	65,340	65,340	100	1,000/1,000	40	30	<del>15</del> <u>20</u>	30	40
with W or S	32,670	32,670	100	1,000/1,000	40	30	<del>15</del> <u>20</u>	30	40

District	Minimum Lot Size See Note <sup>4</sup>			Min. Sq. Ft. per Dwelling Unit/Min. Heated Floor Area	Minimum Yard Requirements				Maximum Height of Building (Feet) Note <sup>5</sup>
	Lot Area (sq. ft.)	Lot Size per Dwelling Unit	Lot Width (ft.)		Front setback edge of ROW		Minimum Side Yard	Minimum Rear Yard	
					Arterial and Collector	Other Streets			
with W and S	20,000	10,000	100	1,000/1,000	40	30	15-20	30	40
<b>RM<sup>2</sup></b>									
One unit									
without W or S	32,670	32,670	100	<del>1000/600/600</del> 1000	50	30	20	20	40
with W or S	20,000	20,000	100	<del>1000/1000/600/600</del>	50	30	20	20	40
with W and S	15,000	15,000	100	<del>1000/1000/600/600</del>	50	30	20	20	40
Two units									
without W or S	32,670	15,000	100	<del>1000/1000/600/600</del>	50	30	20	20	40
with W or S	20,000	10,000	100	<del>1000/1000/600/600</del>	50	30	20	20	40
with W and S	15,000	7,500	100	<del>1000/600/600</del>	50	30	20	20	40
<b>PUD</b>	Refer to 9.18	Refer to 9.18	Refer to 9.18	1,000	Refer to 9.18	Refer to 9.18	Refer to 9.18	Refer to 9.18	Refer to 9.18
<b>CPUD</b>	Refer to 9.18	Refer to 9.18	Refer to 9.18	1,000	Refer to 9.18	Refer to 9.18	Refer to 9.18	Refer to 9.18	Refer to 9.18
<b>B1</b>	—	—	—	—	50	30	20	20	40
<b>B2</b>	—	—	—	—	50	30	20	20	40
<b>LI/Hi/C3</b>	—	—	—	—	50	50	20	20	40 <sup>1</sup>
<b>LP<sup>3</sup></b>	—	—	—	—	50	30	20	20	40
<b>LC<sup>3</sup></b>	—	—	—	—	50	30	20	20	40

S Public or community sewerage system

W Public or community water system

<sup>1</sup>Excludes buildings for agriculture use

<sup>2</sup> All multi-family development must comply with section 9.5

<sup>3</sup> No permanent structures allowed within 65 feet of water line at normal level

<sup>4</sup> For lots lying by Lake Oconee with on-site sewage management systems, lot sizes shall be exclusive of that portion of lot lying within 75 feet of the high water line of Lake Oconee

<sup>5</sup> Excludes church steeples and up to 15% increase in height may be permitted for un-occupied uninhabitable structures.

~~9.6.4.3 Fences and walls. Fences and walls on residential lots shall comply with the following requirements.~~

- ~~1. Fences shall be maintained in good condition and be structurally sound at all times without any advertising thereon without proper sign permits.~~
- ~~2. Fences shall be constructed so as not to obstruct visibility or cause an unsafe condition for motor vehicles, cyclists or pedestrians along any adjacent road right(s) of way.~~
- ~~3. For walls or fences to be constructed near a property line, a surveyor shall be utilized to establish the property line prior to construction.~~
- ~~4. Property located between the fence and any property lines shall also be regularly maintained. Fences shall be split rail, basket weave, picket, board and batten, baffle, stockade, estate rail or solid wood, chain link, woven welded lawn, hinge joint, stone, and/or brick masonry and other comparable types.~~
- ~~5. The smooth finished side of the fence or wall shall be the side that faces outward from the yard being fenced, and any horizontal, diagonal, or supporting members shall be on the interior side of the fence.~~
- ~~6. No fence in any side or rear yard shall exceed eight (8) feet in height. Where side yards adjoin public right(s) of way, excluding controlled access highways, fences shall comply with the regulations for fences in front yards.~~
- ~~7. Walls, Fences, and Entrance Structures located in a front yard:
  - ~~1. No wall or fence shall be constructed in a public right of way, and such wall or fence shall not be constructed any closer than three (3) feet from any fire hydrant.~~
  - ~~2. Any vehicular driveway shall have a minimum clearance of 14 feet in width and 14 feet in height to allow for the passage of emergency vehicles.~~
  - ~~3. No fence in any front yard, or in any yards adjacent to the public right(s) of way, excluding controlled access highways, shall exceed four (4) feet in height.~~
  - ~~4. In any residential zoning district where horses are kept, a wall or fence made of chain link or other wire materials is exempt from the four (4) foot maximum height requirement and shall not exceed a maximum of five (5) feet in height in a front yard.~~~~

**Sec. 9.18. Planned Unit Development (PUD) and Commercial Planned Unit Development (CPUD).**

The provisions of this Section 9.18 shall become applicable upon and after completion of rezoning any tract of land to a Minor PUD, Major PUD, or CPUD. Upon successful rezoning, at the time the developer desires to commence development, the developer shall make submissions for development approvals pursuant to the Greene County Subdivision Regulations, which shall include, but shall not be limited to, preliminary plats, and final plats, all as set out in the Greene County Subdivision Regulations. Each such submission shall be accompanied by a development time table for the proposed and submitted phase or subdivision, the original plans or those plans amended as a result of recommendations or requirements of the Zoning Administrator and any other data or proof

of compliance to the conditions provided in the Subdivision Regulations all of which shall conform to the guidelines therein. The Board of Commissioners may approve or deny such applications as submitted, or may approve the application subject to specified conditions in addition to those described herein. Approval of any detailed construction plan by the Zoning Administrator shall lapse unless construction is started in the approved section, within one year. No conveyances of subdivided land within the development shall be made until the developer has complied with the Greene County Subdivision Regulations for said phase or subdivision and the developer has either completed all approved subdivision infrastructure improvements or deposited surety with the county for those infrastructure improvements as required by the Greene County Subdivision Regulations. Notwithstanding the foregoing, the provisions of this Section 9.18 shall not apply to property that is annexed into an existing Minor PUD, Major PUD, or CPUD unless said property is included in a subsequent application for development approval by the owner of the majority of the Minor PUD, Major PUD, or CPUD.

Through the Minor PUD, Major PUD, and CPUD processes, property approved for such uses shall be developed with a unified design providing continuity between the various elements. Subsequent to a PUD or CPUD approval and consolidation, the development standards, requirements and restrictions of this Ordinance shall apply to the larger consolidated development as a single, unified development and may be waived by the Zoning Administrator with respect to individual parcels within the development where the public health, safety and welfare is protected.

9.18.1 *Dimensional Requirements for Minor PUD districts only.*

9.18.1.1 Subject to the open space requirements in § 9.18.1.2 the Minor PUD may be occupied for residential uses which includes streets, alleys, parking areas, and private lots.

9.18.1.2 In order to maintain the desired rural setting of openness and a livable, appealing environment, open space, as defined in Article III, will be required based on the overall number of PUD-dwelling units. For purposes of determining the number of dwelling units per acre for the developmentPUD, platted residential lots which have yet to be built upon shall be considered a dwelling unit.

- ~~a) A minimum of 35% open space is required for PUDs containing 3.51 to 4.00 dwelling units per acre for the total acreage of the PUD.~~
- ~~b) A minimum of 30% open space is required for Minor PUDs containing ~~3.01~~1.51 to ~~2.00~~3.50 dwelling units per acre for the net total acreage of the developmentPUD.~~
- ~~c) A minimum of 25% open space is required for Minor PUDs containing ~~2.51~~1.51 to ~~3.00~~1.50 dwelling units per acre for the net total acreage of the PUD.~~
- ~~d) A minimum of 20% open space is required for PUDs containing 2.01 to 2.50 dwelling units per acre for the total acreage of the PUD.~~
- ~~e) A minimum of 15% open space is required for PUDs containing 1.51 to 2.00 dwelling units per acre for the total acreage of the PUD.~~
- ~~f) No open space is required in Minor PUDs having less than 1.51 dwelling units per acre for the net total acreage of the developmentPUD.~~

9.18.1.3 Upon submittal of a Preliminary Plat and Final Plat as described in Section 9.18, the submittal must be accompanied by a certification from the developer designating the total acreage of the Minor PUD, amount of total in use(s) complying with § 9.18.1.1, and amount of total in use(s) complying with § 9.18.1.2.

9.18.1.4 The total number of residences shall not exceed ~~four~~2.0 dwelling units per acre in the total Minor PUD. Land devoted to residential use, as defined in § 9.18.1.1, shall not exceed ~~10-8~~ units per acre of land.

9.18.1.5 ~~There is no minimum lot size or width~~Minimum lot size in a Minor PUD shall be 15,000 square feet or 0.34 acres in size. Every~~However, every~~ single-family dwelling shall have access to a street, court, or walkway or other area dedicated to community use that also

provides emergency vehicle access or is in addition to emergency vehicle access as required and approved by the County for public safety access. There are no required setbacks within a Minor PUD except that no dwelling or accessory building shall be erected within ~~3220~~ 220 feet of any other structure located on an adjacent lot. Side and rear setbacks on every residential lot that is platted inside a Minor PUD district shall be at least sixteen (16) feet from the property boundaries to the building lines of the structure, with the following exceptions:

- 9.18.1.5.1 Where buildings are attached, such as in townhouses, duplexes, and multi-family, separation is not required between adjacent attached structures. Common fire wall/party wall ratings or automatic fire sprinkler system installations shall ~~will~~ comply with the International Building Code.
- 9.18.1.5.2 Where buildings are equipped with an approved automatic fire sprinkler system installed in accordance with the International Residential and International Building Code, setbacks of less than sixteen (16) feet but at least eleven (11) feet are permitted.
- 9.18.1.5.3 Where buildings are within five-hundred (500) feet of a fire hydrant capable of producing needed Fire Flow of at least seven-hundred and fifty (750) gallons per minute, setbacks of less than sixteen (16) feet but at least eleven (11) feet are permitted.
- 9.18.1.6 Maximum height of all ~~other~~ structures is 40 feet, excluding religious institutions and approved towers or antennas. Up to 15% increase in height may be permitted for unoccupied uninhabitable structures.
- 9.18.1.7 Maximum length of a continuous structure of townhouse or condominiums is 8 dwelling units.
- 9.18.1.8 Parking shall meet the requirements of Article [Section] 6.2.
- 9.18.1.9 Signs shall meet the requirements of Article X.
- 9.18.2 *Dimensional Requirements for CPUD only.*
  - 9.18.2.1 A minimum of 25 percent of the total area of a CPUD must be occupied for residential uses which includes streets, ~~alleys,~~ parking areas, private open spaces and courts which abut and service adjacent residences or groups of residences. It does not include usable open space available for use by the general public.
  - 9.18.2.2 A minimum of 25 percent of the total area of a CPUD must be occupied by non-residential uses (commercial, institutional, utility, etc.) which include streets, ~~alleys,~~ parking areas, private open spaces and courts which service adjacent non-residential uses. It does not include usable open space available for use by the general public.
  - 9.18.2.3 Upon submittal of a Preliminary Plat and Final Plat as described in Section 9.18, the submittal must be accompanied by a certification from the developer designating the total acreage of the CPUD, amount of total in use(s) complying with § 9.18.2.1, and amount of total in use(s) complying with § 9.18.2.2.
  - 9.18.2.4 The total number of residences shall not exceed ~~four~~ two dwelling units per acre in the residential portion of the total CPUD development. Land devoted to residential use, as defined in § 9.18.2.1, shall not exceed ~~8~~ 10 units per acre of land.
  - 9.18.2.5 There is no minimum lot size or width. However, every single-family dwelling shall be a minimum 1,000 square feet of heated space and have access to a street, court, or walkway or other area dedicated to community use that also provides emergency vehicle access or is in addition to emergency vehicle access as required and approved by

the County for public safety access. Within a CPUD no single family or two-family dwellings or accessory building shall be erected within 20 feet of any other structure located on an adjacent lot, with the following exceptions: There are no required setbacks within a CPUD except that no dwelling or accessory building shall be erected within thirty-one (31) feet of any other structure located on an adjacent lot, with the following exceptions:

- a) Where buildings are attached, such as in townhouses, duplexes, and multi-family, separation is not required between adjacent attached structures. Common fire wall/party wall ratings or automatic fire sprinkler system installations shall will comply with the International Residential and International Building Code.
- b) Where buildings are equipped with an approved automatic fire sprinkler system installed in accordance with the International Residential and International Building Code separation less than thirty-one (31) feet but greater than at least eleven (11) feet from any adjacent building is permitted.
- c) Where buildings are within five-hundred (500) feet of a fire hydrant capable of producing Needed Fire Flow of at least seven-hundred and fifty (750) gallons per minute, separation less than thirty-one (31) feet but at least twenty-one (21) feet from any adjacent building is permitted.
- d) Where buildings are within five-hundred (500) feet of a fire hydrant capable of producing needed Fire Flow of at least one-thousand (1,000) gallons per minute, separation less than twenty-one (21) feet but at least eleven (11) feet from any adjacent building is permitted.

9.18.2.5.1 ~~Where setbacks are permitted to be less than 10 feet from the adjacent lot or parcel or less than 20 feet from an adjacent building, buildings must comply with the International Building Code exterior fire wall/party wall rating. For new structures adjacent to a vacant lot, the fire separation distance will be based on two (2) times the proposed building setback from the property line~~

9.18.2.5.2 ~~Where setbacks are permitted to be less than 10 feet from the adjacent lot or parcel or less than 20 feet from an adjacent building, buildings must comply with the International Building Code exterior fire wall/party wall rating. For new structures adjacent to a vacant lot, the fire separation distance will be based on two (2) times the proposed building setback from the property line.~~

9.18.2.6 Maximum height of all other structures is 40 feet, excluding religious institutions and approved towers or antennas.

9.18.2.7 Maximum length of a continuous structure of townhouse or condominiums is 8 dwelling units.

9.18.2.8 Parking shall meet the requirements of Section 6.2.

9.18.2.9 Signs shall meet the requirements of Article X.

9.18.3 Dimensional Requirements for Major PUD districts only.

9.18.3.1 Subject to the open space requirements in § 9.18.3.2 the Major PUD may be occupied for residential uses which includes streets, parking areas, and private lots.

9.18.3.2 In order to maintain the desired rural setting of openness and a livable, appealing environment, open space, as defined in Article III, will be required based on the overall number of dwelling units. For purposes of determining the number of dwelling units per net total acre for the development, platted residential lots which have yet to be built upon shall be considered a dwelling unit.

1. A minimum of 30% open space is required for Major PUDs containing 1.51 to 2.00 dwelling units per acre for the net total acreage of the development.

2. A minimum of 25% open space is required for Major PUDs containing 1.01 to 1.50 dwelling units per acre for the net total acreage of the development.

2. No open space is required in Major PUDs having less than 1.1 dwelling units per acre for the net total acreage of the development.

9.18.3.3 Upon submittal of a Preliminary Plat and Final Plat as described in Section 9.18, the submittal must be accompanied by a certification from the developer designating the total acreage of the Major PUD, amount of total in use(s) complying with § 9.18.3.1, and amount of total in use(s) complying with § 9.18.3.2.

9.18.3.4 The total number of residences shall not exceed 2.0 dwelling units per net total acre in the Major PUD development. Land devoted to residential use, as defined in § 9.18.3.1, shall not exceed 8 units per acre of land.

9.18.3.5 There is no minimum lot size or width. However, every single-family dwelling shall be a minimum 1,000 square feet of heated space and have access to a street, court, or walkway or other area dedicated to community use that also provides emergency vehicle access or is in addition to emergency vehicle access as required and approved by the County for public safety access. There are no required setbacks within a Major PUD except that no dwelling or accessory building shall be erected within thirty-one (31) feet of any other structure located on an adjacent lot, with the following exceptions:

9.18.3.5.1 Where buildings are attached, such as in townhouses, duplexes, and multi-family, separation is not required between adjacent attached structures. Common fire wall/party wall ratings or automatic fire sprinkler system installations shall comply with the International Residential and International Building Code.

9.18.3.5.2 Where buildings are equipped with an approved automatic fire sprinkler system installed in accordance with the International Residential and International Building Code, separation of less than thirty-two (32) feet but greater than eleven (11) feet is permitted.

9.18.3.5.3 Where buildings are within five-hundred (500) feet of a fire hydrant capable of producing Needed Fire Flow of at least seven-hundred and fifty (750) gallons per minute, separation less than thirty-one (31) feet but at least twenty-one (21) feet from any adjacent building is permitted.

9.18.3.5.4 Where buildings are within five-hundred (500) feet of a fire hydrant capable of producing Needed Fire Flow of at least one-thousand (1,000) gallons per minute, separation less than twenty-one (21) feet but at least eleven (11) feet from any adjacent building is permitted.

9.18.3.5.5 Where any lot received final plat approval prior to July 11, 2023 and such final plat included specified setbacks or separation boundaries detailed on the approved final plat, the specified and adopted setbacks or separation boundaries are permitted.

- 9.18.3.6 Maximum height of all structures is 40 feet, excluding religious institutions and approved towers or antennas. Up to 15% increase in height may be permitted for unoccupied uninhabitable structures.
- 9.18.3.7 Maximum length of a continuous structure of townhouse or condominiums is 8 dwelling units.
- 9.18.3.8 Parking shall meet the requirements of Article [Section] 6.2.
- 9.18.3.9 Signs shall meet the requirements of Article X.
- 9.18.3.10 ~~9.18.3 Through the Minor PUD, Major PUD, and CPUD processes, property approved for such uses shall be developed with a unified design providing continuity between the various elements. Subsequent to a PUD or CPUD approval and consolidation, the development standards, requirements and restrictions of this Ordinance shall apply to the larger consolidated development as a single, unified development and may be waived by the Zoning Administrator with respect to individual parcels within the development where the public health, safety and welfare is protected.~~

### **Sec. 9.20. Traditional Neighborhood Development (TND).**

- ~~9.20.1 Permitted in CPUD. Traditional Neighborhood Development is a permitted use within a CPUD District. Where differences in the CPUD and TND requirements exist, the requirements for TND shall prevail. Traditional Neighborhoods are designed as compact, walkable, diverse, safe, and attractive neighborhoods. They are defined by and must comply with the following principles:~~
- ~~1. Compact and walkable. Neighborhoods should be compact enough to encourage development of pedestrian connections and destinations without excluding automobiles.~~
  - ~~2. A hierarchy of interconnected streets. Streets and roads function as a connected network, dispersing traffic and offering a variety of pedestrian and vehicular routes to any destination while connecting and integrating the neighborhood with surrounding communities.~~
  - ~~3. An identifiable neighborhood/community center and edges. A center that includes public spaces, such as a square, green or important street intersection; and public buildings, such as a library, church or community center, and retail businesses; all of which provides a civic focus and informal place of gathering; and edges that promote traditional neighborhood development.~~
  - ~~4. A variety of housing choices within the same neighborhood. The neighborhood includes a variety of dwelling types so that younger and older people, singles and families, of varying income levels may find places to live.~~
  - ~~5. A diverse mix of activities (residences, shops, schools, workplaces and parks, etc.) occur in proximity. A variety of uses within the same building, block and neighborhood is an essential component to the function and character addressed by traditional neighborhood development (TND) mixed use. Many activities of daily living should occur within walking distance, allowing independence to those who do not drive and adding to neighborhood vitality.~~
  - ~~6. A range of transportation options. Streets are designed to promote the safe and efficient use by walkers, bikers, and drivers.~~
  - ~~7. Pedestrian friendly. Features such as safe, attractive and comfortable streets and public spaces promote walking as a viable option to auto trips.~~
  - ~~8. Open spaces, greens, and parks. Significant cultural and environmental features are incorporated into the design of the development. A range of parks, from tot lots and village greens to ball fields and community gardens, are distributed within neighborhoods.~~

9.20.2 ~~Dimensional Requirements for TND.~~

9.20.2.1 ~~Overall Size.~~

1. ~~Traditional Neighborhoods shall be large enough to contain a mix of uses, and conform to the principles for a TND and shall be a minimum of 2500 feet from the center to the edge.~~
2. ~~The minimum size of a Traditional Neighborhood shall be 35 acres.~~
3. ~~Sites larger than 70 acres may be developed as multiple neighborhoods, with each neighborhood designed to be integrated into an overall plan and the total site subject to all the provisions.~~
4. ~~Applications for sites less than 35 acres shall be considered when adjacent to or integrated with an existing or approved Traditional Neighborhood that is consistent with the principles for a TND.~~

9.20.2.2 ~~Densities.~~

1. ~~Residential: The number of residences will not exceed four (4) dwelling units per acre in the residential portion of the TND. Residential density will not exceed ten (10) units per acre of land in any single phase.~~
2. ~~Commercial, Institutional, or Other Uses (Non-residential): The total ground floor area of non-residential development uses shall be a minimum of 10 percent of the total size of the traditional neighborhood development.~~
3. ~~Common Open Space: At least twenty (20) percent of the gross acreage of the Traditional Neighborhood Development must be common open space. Open space may include parks, recreation areas, or un-developable areas such as steep slopes and wetlands. At least 25 percent of the common open space must be dedicated to the public for parks and recreation.~~
4. ~~Upon submittal of a Preliminary Plat and Final Plat, the submittal must be accompanied by a certification from the developer designating the following:~~
  - a. ~~All certification requirements for the underlying zoning district (CPUD).~~
  - b. ~~Total acreage of the TND.~~
  - c. ~~Total acres in phase and total acres developed in TND.~~
  - d. ~~Number of residential units in phase and total residential units developed (including proposed units).~~
  - e. ~~Residential density developed (including proposed units) per gross acre of total TND;~~
  - f. ~~Percent proposed in phase and developed in TND for residential, open space both common open space and parks/recreational areas, commercial, institutional, or other uses and future development.~~

9.20.3 ~~Traditional Neighborhood Development Design Standards.~~

9.20.3.1 ~~Neighborhood Uses: In order to achieve the proximity necessary to make neighborhoods walkable, the TND will have a mix of land uses. The traditional neighborhood development will consist of a mix of residential uses, a mixed use area, and open space.~~

9.20.3.2 ~~Mixed Residential uses can occur anywhere in the traditional neighborhood development. The mix of residential uses will be for more than one income level and age group. Residential uses permitted will be consistent with uses permitted in the Zoning District.~~

- a. ~~There shall be no minimum standards for lot size.~~
- b. ~~Every single family dwelling shall have access to a street, court, or walkway or other area dedicated to public use.~~

- c. — Maximum length of a continuous structure of townhouse or condominiums is 8 dwelling units.
  - d. — Curb cuts for driveways to individual residential lots shall be prohibited along arterial streets. Curb cuts shall be limited from intersections with other streets or access drives to parking areas for commercial, civic or multifamily residential uses.
- 9.20.3.3 — Mixed use area of the TND shall be composed of commercial, residential, civic or institutional, and open space uses. All residential units shall be within 1250 feet from existing or proposed commercial, civic, or open space areas. Uses permitted will be consistent with uses permitted in the underlying Zoning District CPUD.
- 9.20.3.4 — Open space uses shall be incorporated in the traditional neighborhood development as appropriate.
- 9.20.3.5 — Setbacks:
- a. — Building Setback, Front — Along Existing Public Rights of Way Internal to the TND: Structures shall have a minimum building setback of 10 feet.
  - b. — There are no building setbacks within the TND.
- 9.20.3.6 — Building Separation: There will be no minimum separation of buildings, but all buildings must comply with the International Building Code.
- 9.20.3.7 — Building Heights: Maximum height of all structures will comply with § 9.18.2.6.
- 9.20.3.8 — Circulation Standards: The circulation system shall allow for different modes of transportation. The circulation system shall provide functional and visual links within the residential areas, mixed use area, and open space of the traditional neighborhood development and shall be connected to existing and proposed external development. The circulation system shall provide adequate traffic capacity, provide connected pedestrian and bicycle routes (especially off street bicycle or multi-use paths or bicycle lanes on the streets), control through traffic, lot access to streets of high traffic volumes shall be discouraged, and promote safe and efficient mobility through the traditional neighborhood development.
- 9.20.3.9 — Pedestrian Circulation: Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the Traditional Neighborhood Development.
- a. — Sidewalks shall form an interconnected network.
  - b. — Sidewalks will be provided on a minimum of one (1) side of cul-de-sac streets, unless topographic conditions prohibit.
  - c. — Sidewalk requirements may be waived by the Building Official where open space abuts a street if an accessible pedestrian path or trail is provided within two hundred (200) feet of said street and links with required sidewalks at each end.
  - d. — Sidewalks shall be provided where residential or mixed uses border the street.
  - e. — Sidewalks in residential areas will be a minimum of 5 feet in width depending on projected pedestrian traffic, and will connect all dwelling entrances to the adjacent public sidewalk.
  - f. — Sidewalks in mixed use areas will connect building entrances to the adjacent public sidewalk and to associated parking areas. Such sidewalks shall be a minimum of 5 feet in width.
- 9.20.3.10 — Motor Vehicle Circulation: Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features may be used to encourage slow traffic speeds.
- a. — Street Hierarchy: Each street within a traditional neighborhood development shall be classified according to:

1. ~~Major Collector.~~ This street provides access to commercial or mixed-use buildings, but it is also part of the TND's major street network. On-street public parking, whether diagonal or parallel, helps to slow traffic. Additional parking in accordance with Greene County parking requirements shall be provided in lots to the side or rear of buildings. Design speed is 30 mph.
  2. ~~Minor Collector.~~ This street provides primary access to individual residential properties and connects streets of lower and higher function. Design speed is 25 mph.
  3. ~~Local Street.~~ This street provides primary access to individual residential properties. Design speed is 20 mph.
  4. ~~Alley.~~ These streets provide access to residential properties where street frontages are narrow, where the street is designed with a narrow width to provide limited on-street parking, or where alley access development is desired to increase residential densities. Alleys may also provide delivery access or alternate parking access to commercial properties.
- b. ~~Street jogs and offsets will be permitted at a minimum of 75 feet on TND Local streets and Alleys only.~~

~~9.20.3.11 Street Widths and Design Criteria.~~

- a. ~~Public Roads:~~ Roads proposed for dedication to Greene County will be designed and constructed in accordance with the Greene County Subdivisions Regulations and Greene County road standards.
- b. ~~Private Roads:~~ Private roads may be designed and constructed according to alternate engineering standards. These alternative standards and justification will be provided to the Greene County Zoning Administrator when the Preliminary Plat for the TND is submitted.
- c. ~~Developments designed to have private roads will indicate on the Preliminary and Final Plat which roads are to be designated as Private Roads. The Preliminary and Final Plats will have the following Owner's Waiver:~~

~~"I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and, for roads designated as "Private" on this plat, I (we) hereby waive the right to seek future acceptance of the roads as county owned roads for maintenance purposes, unless prior to such request the "Private Roads" have been brought into compliance with the current Subdivision Regulation of Greene County road standards."~~

~~This statement shall be signed and dated by the owners, proprietors, or trustees, if any, prior to the final plat submittal.~~

~~9.20.3.12 Parking.~~ Parking shall meet the requirements of Section 6.2. In areas other than single-family residential, on-street parking on private streets available along the frontage lines that correspond to each lot may be counted toward the minimum parking requirements of the lot.

~~9.20.3.13 Signage.~~ Signs shall meet the requirements of Article X.

## **Sec. 9.24. Homestead compound.**

A Homestead Compound is a form of traditional rural development which provides for the placement of additional single-family detached dwelling units on a single parcel of land generally owned by the same family or legal entity.

9.24.1 General Requirements for Homestead Compounds:

- 9.24.1.1 Homestead Compounds are only permitted in the Major PUD zoning district in subdivisions originally platted with a minimum average lot size of 3 acres.
- 9.24.1.2 A Homestead Compound shall have a minimum size of 2 acres.
- 9.24.1.3 A maximum density of 1.33 units per acre.

### **Sec. 9.25 Homestead farm.**

A Homestead Farm is a low-density single-family lot that is at least three acres on which limited farming activities and horses for personal pleasure and/or leisure are permitted. No commercial farming activities are allowed on the lot. A Homestead Farm must meet the following standards:

- 9.25.1 Homestead Farms are permissible only in the Major PUD zoning district.
- 9.25.2 Permitted Residential Uses:
  - 9.25.2.1 Single-family detached residential.
- 9.25.3 Permitted Agricultural Uses:
  - 9.25.3.1 Animals permitted include horses, cattle, goats, sheep, poultry (limited to six hens), and rabbits, provided that such animals are not raised for commercial purposes. The raising and care of swine is prohibited in this district.
  - 9.25.3.2 Animals and fowl are not to exceed the requirements specified in § 9.26, Animal Units.
  - 9.25.3.3 Shelter requirements: Adequate enclosed shelter must be provided and maintained at all times to protect the animals from harm and the elements of the weather or the animals/poultry/fowl must be removed from the premises.
  - 9.25.3.4 Pasturing of livestock (in accordance with applicable County ordinances) but excluding the feeding of any type of livestock in buildings or pens.
  - 9.25.3.5 Family Garden: Garden is limited to small scale crop farming or garden, which is planted for the cultivation, harvesting and personal use or consumption of fruits and/or vegetables, and/or the growing of flowers and/or ornamental plants by one (1) person or family provided that any such crops are not to be sold for commercial purposes.
  - 9.25.3.6 Agricultural accessory structures as defined in this Section.
- 9.25.4 Prohibited Uses: Outdoor storage of farm machinery, gardening equipment or containers of pesticides or fertilizers, other than composting bins with a maximum size of one hundred (100) square feet which shall be located no closer than one hundred (100) feet to the boundaries of the property.
- 9.25.5 Lot Size:
  - 9.25.5.1 Lots shall be a minimum of three (3) acres.
  - 9.25.5.2 Any lot where allowable animals are to be kept shall have a minimum of a one (1) acre contiguous area designated on a site plan. Any such set aside area shall be fenced.
  - 9.25.5.3 Family Garden shall be limited to a maximum area of one-half acre.
- 9.25.6 Building Heights and Setbacks:
  - 9.25.6.1 Building height shall be equal to the underlying zoning district.
  - 9.25.6.2 Setbacks shall be in accordance with the Major PUD regulations.