

Greene County Building and Zoning Department

ARTICLE VIII. - AREA, YARD AND HEIGHT REQUIREMENTS

FOR REFERENCE:
 65,340/sf = 1.5 acres
 32,670/sf = .75 acres

[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 ⁴			Min. Sq. Ft. per Dwelling Unit/Min. Heated Floor Area	Minimum Yard Requirements			Maximum Height of Building (Feet) Note ⁵	
	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			
A1/A2 ¹	65,340	65,340	150	1,000/1,000	50	30	20	40	40 ¹
R1/LR1 ³									
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
R2/LR2 ³									
One unit									
without W or S	65,340	65,340	100	1,000/1,000	40	30	15	30	40
with W or S	32,670	32,670	100	1,000/1,000	40	30	15	30	40
with W and S	15,000	15,000	100	1,000/1,000	40	30	15	30	40

Two units	Greene County Building and Zoning Department								
without W or S	65,340	65,340	100	1,000/1,000	40	30	15	30	40
with W or S	32,670	32,670	100	1,000/1,000	40	30	15	30	40
with W and S	20,000	10,000	100	1,000/1,000	40	30	15	30	40
RM ²									
One unit									
without W or S	32,670	32,670	100	600/600	50	30	20	20	40
with W or S	20,000	20,000	100	600/600	50	30	20	20	40
with W and S	15,000	15,000	100	600/600	50	30	20	20	40
Two units									
without W or S	32,670	15,000	100	600/600	50	30	20	20	40
with W or S	20,000	10,000	100	600/600	50	30	20	20	40
with W and S	15,000	7,500	100	600/600	50	30	20	20	40
B1	—	—	—	—	50	30	20	20	40
B2	—	—	—	—	50	30	20	20	40
LI/HI/C3	—	—	—	—	50	50	20	20	40 ¹
LP ³		—	—	—	50	30	20	20	40
LC ³	—	—	—	—	50	30	20	20	40

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S - Public or community sewerage system

W - Public or community water system

¹ Excludes buildings for agriculture use

² All multi-family development must comply with section 9.5

³ No permanent structures allowed within 65 feet of water line at normal level

⁴ 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

⁵ Excludes church steeples