

## Chapter 22—Residential Districts

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### **§22.010 Purpose and Intent**

It is the purpose and intent of this Chapter to permit a wide variety of housing types and development configurations and layouts to meet the residential and related needs of current and future residents of the City of Newnan.

### **§22.020 Definitions Referenced**

The definitions of certain terms referenced in this Chapter are set forth in Chapter 3, “Definitions” of this Ordinance, as amended.

### **§22.030 Applicability**

The requirements herein established shall apply to all residential districts as provided below and listed in Chapter 20, §20.010, “Enumeration” of this Ordinance. Where there is a conflict between the terms and/or requirements contained in this Chapter and another Chapter contained in this Ordinance, as amended, or any other ordinance, code, or regulation of the City of Newnan, Georgia, the more strict shall apply.

### **§22.040 General Residential District Provisions**

The following provisions shall apply to all residential districts:

1. Dimensional, Zoning and Use Requirements

Table 22.02, at the end of this chapter, is a matrix showing the dimensional criteria indicating the specific requirements for each of the residential zoning districts. Specific criteria and requirements for individual zoning districts are detailed in the corresponding sections in this chapter. Zoning district and use requirements are set forth in Chapter 21 of this ordinance, Table 21.04.
2. Recreation Facilities
  - a. Public and quasi-public playgrounds, parks, non-commercial recreation areas, and swimming, tennis or country clubs and their associated buildings may be permitted in a residential district. No buildings, courts, or playing fields for such uses shall be permitted less than fifty (50) feet from any property line or less than one hundred (100) feet from any street right-of-way.
  - b. For any residential development of seventy-five (75) or more units, a common

- c. recreation area of 125 square feet per unit shall be provided. Such recreation area shall, at a minimum, provide at least three of the following elements:
  - 1) Outdoor playground equipment
  - 2) Picnic area (Minimum 1 table per 50 units)
  - 3) Tennis courts (Minimum 1 court per 100 units)
  - 4) Basketball court (Minimum 1 court per 100 units)
  - 5) Horseshoe or lawn bowling area (Minimum 2 pits or 1 lane per 100 units)
  - 6) Passive recreation area (Shall include walking paths)
  - 7) Other recreation amenity designed for common use as agreed to by the Planning Director
  
- d. For any townhouse, condominium, or multi-family residential development of fifty (50) or more units, a common recreation area of 100 square feet per unit shall be provided. Such recreation area shall, at a minimum, provide at least three of the following elements:
  - 1) Outdoor playground equipment
  - 2) Picnic area (Minimum 1 table per 50 units)
  - 3) Tennis courts (Minimum 1 court per 100 units)
  - 4) Basketball court (Minimum 1 court per 100 units)
  - 5) Horseshoe or lawn bowling area (Minimum 2 pits or 1 lane per 100 units)
  - 6) Passive recreation area (Shall include walking paths)
  - 7) Other recreation amenity designed for common use as agreed to by the Planning Director

3. Residential Driveways and Parking Standards

No residence shall have a driveway and parking area with a total area that exceeds twenty five percent (25%) of the front yard. For the purpose of this section, driveways and parking areas shall include all asphalt, concrete, and gravel surfaces that are accessible via an approved curb cut and shall not include grassed or landscaped surfaces. In addition to the above standard, residential parking shall conform to the following standards:

- a. No residence shall be allowed to park more than two (2) vehicles in the front yard and outside of a driveway or parking area. In instances where vehicles are parked outside of a driveway or parking area, the front yard shall be maintained in a manner to which no part of the yard becomes deteriorated due to the parking of said vehicles.
- b. No residence shall be allowed to park any boat, recreational vehicle, travel trailer, or vehicle not in operating condition or currently licensed on the property unless parked within an enclosed building or structure.
- c. No residence shall be allowed to park any commercial vehicle; or any other vehicle over ten thousand (10,000) pounds gross vehicle weight; or twenty-four (24) feet in length in residential districts, unless parked within an enclosed building or structure.

4. Minimum Standards for Townhouses

- a. A row of townhouses shall not contain more than six (6) dwelling units
- b. Developments consisting of twenty (20) acres or more shall be limited to a maximum of thirty (30) percent of the total units being constructed as townhouses.

- c. Townhouses shall not be designed to give the appearance of row houses. Facades of each unit shall be offset a minimum of 18" to create the appearance of separate buildings and shall vary in appearance (color, architectural features, and building materials) with no two facades being alike in a single row of buildings.
  - d. Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone or any other natural stone approved by the Building Official; manufactured stone including imitation field stone, marble terrazzo, and any other manufactured finish stone approved by the Building Official; wood, traditional three coat stucco, or fiber-cement planks and panels either lap siding, shingle siding or vertical siding patterns painted or stained. The use of architectural details such as hip returns, operable window shutters, transoms, wrought iron railings, gas lights, brick molding, and multiple exterior finish materials are strongly encouraged. Structures utilizing a single exterior finish material shall not be permitted without written authorization from the Building Official. End elevations must be consistent with front facades.
  - e. Townhouses shall either incorporate a flat roof design utilizing a decorative parapet wall or have a minimum 6:12 roof pitch. Architecturally dimensioned roof covering shall be required. Vents and similar objects shall not be visible from the front of the structure.
  - f. For pitched roofs, the use of gables, dormers, cornices, chimneys and other design features shall be used to enhance the overall appearance of the homes.
  - g. HVAC units shall not be visible from the right-of-way.
  - h. All townhouses shall incorporate front covered porches or front covered stoops in their designs. Porches shall be a minimum of six (6) feet in depth. Stoops shall be a minimum of three (3) feet in depth.
  - i. Each townhouse shall front on a dedicated public street. Townhouses may only front on a private street in accordance with Section 11, Item 14 of the City of Newnan Subdivision Regulations.
  - j. Driveway standards for townhouses shall conform to the following:
    - 1. All driveways shall be separated a minimum of 8 (eight) feet from adjacent driveways. The 8 (eight) foot area between the driveways shall be sodded. One exception can be made per every eight units to allow a minimum of 4 (four) foot of sodded area between driveways.
    - 2. Townhouses are encouraged to utilize rear garages. Front entry garages must employ carriage style doors and shall be designed to be setback equal to or greater than the front door of the primary structure. For developments consisting of twenty (20) acres or greater, no more than fifty (50) percent of the units shall have front entry garages.
5. Minimum Standards for Condominium Development see also Section 21.040 (23)
- a. Condominiums shall be designed using masonry facades on the front, rear, and two (2) end elevations. Masonry for the purpose of this section shall be divided into two (2) types: Primary Materials and Secondary Materials. Primary materials shall include fired clay brick or brick face; natural stone including

granite, marble, sandstone, field stone or any other natural stone approved by the Zoning Administrator; manufactured stone including imitation field stone, marble terrazzo, and any other manufactured finish stone approved by the Zoning Administrator. Secondary materials shall include stucco on lathe, or fiber-cement planks and panels either lap siding, shingle siding or vertical siding patterns painted or stained. Primary materials shall be composed of 40 percent or more of the area for the front and two (2) end elevations. Secondary materials shall compose of 60 percent or less of the area for the front and two (2) end elevations, but the rear elevation may utilize 100 percent of the secondary material unless visible from the public right-of-way then it shall utilize the percentages for the front and two (2) end elevations. Architectural detailing and decorative trim shall be approved by the Zoning Administrator at his/her discrepancy. Condominiums established via the conversion of an existing apartment development are exempt from this provision.

- b. Condominium developments shall conform to all applicable rules and requirements as established by Georgia Condominium Act. Prior to approval of any condominium development, the applicant shall provide the City with a copy of the Condominium Homeowner Declaration prepared per the Georgia Condominium Act and filed with the Office of the Clerk of Superior Court of Coweta County.
- c. Condominium developments utilizing individual driveways, rather than grouped parking spaces, shall conform to the following standards:

All driveways shall be separated a minimum of 8 (eight) feet from adjacent driveways. The 8 (eight) foot area between the driveways shall be sodded. One exception can be made per every eight units to allow a minimum of 4 (four) foot of sodded area between driveways.

Condominiums utilizing a townhouse design are encouraged to utilize rear garages. Front entry garages must employ carriage style doors and shall be designed to be setback equal to or greater than the front door of the primary structure. For developments consisting of twenty (20) acres or greater, no more than fifty (50) percent of the units shall have front entry garages.
- d. Condominiums established via the conversion of an existing apartment development are exempt from this provision.
- e. Condominium developments shall not exceed 40% impervious surface with the maximum building coverage being 25%. Loft style condominiums and condominiums established via the conversion of an existing apartment development are exempt from this provision.
- f. Condominium developments will not be issued a certificate of occupancy until site inspections by the Planning Director, City Engineer, and City Landscape Architect confirm compliance with the approved site plan.
- g. Unless a minimum of two entrances are provided from a publicly dedicated street, all units within a condominium development shall be located within 1000' from the main entrance. This measurement shall be taken along the centerline of the shortest drive providing access to the unit.
- h. Attached dwellings shall be separated by a masonry through-the-roof firewall, or in the alternative, a two-hour firewall as required by the latest edition of the building code shall be required between the units to the roof and to the exterior wall but not through the roof or through the exterior wall. Fire retardant roof

decking shall be required a minimum of four (4) feet from either side of the firewall. In addition, attached to the firewall and a minimum of four (4) feet from the firewall, fire retardant sheet rock shall be used. A fire prevention sprinkler system meeting Building Department requirements shall be provided on the interior of the unit.

6. Minimum Standards for Multi-Family Development

- a. Entrances Separated— Common residential building entrances shall be physically separated and distinct from commercial or other non-residential building entrances except that apartment buildings may provide an internal connection between residential areas and retail designed primarily to serve those residences.
- b. Storage of Refuse—Residential units shall maintain a separate refuse storage container from that used by non-residential uses. It shall be clearly marked for residential use only and use by non-residential tenants is strictly prohibited.
- c. Design— Buildings shall be designed using masonry facades on the front, rear, and two (2) end elevations. Masonry for the purpose of this section shall be divided into two (2) types: Primary Materials and Secondary Materials. Primary materials shall include fired clay brick or brick face; natural stone including granite, marble, sandstone, field stone or any other natural stone approved by the Zoning Administrator; manufactured stone including imitation field stone, marble terrazzo, and any other manufactured finish stone approved by the Zoning Administrator. Secondary materials shall include stucco on lathe, or fiber-cement planks and panels either lap siding, shingle siding or vertical siding patterns painted or stained. Primary materials shall be composed of 40 percent or more of the area for the front and two (2) end elevations. Secondary materials shall compose of 60 percent or less of the area for the front and two (2) end elevations, but the rear elevation may utilize 100 percent of the secondary material unless visible from the public right-of-way then it shall utilize the percentages for the front and two (2) end elevations. Architectural detailing and decorative trim shall be approved by the Zoning Administrator at his/her discrepancy.
- d. Minimum Unit Size, By Type—Table 22.01 below enumerates minimum multi-family unit sizes:

<b>Table 22.01—Multi-Family Unit Size Criteria</b>		
<b>Unit Type</b>	<b>Minimum Size (Square Feet)</b>	<b>SD Percentages</b>
Studio or Efficiency	500	None/30
One (1) Bedroom	700	None/None
Two (2) Bedroom	950	None/None
Three (3) Bedroom or More	1100	None/10

- e. Minimum Average Unit Size—The average square footage of all residential units proposed for a development must be a minimum of 800 square feet. If the project is phased, at no time shall the average square footage for approved phases drop below the minimum. This provision does not apply to apartments above commercial storefronts.

- f. Limitation on Three (3) or More Bedroom Units—No more than ten (10) percent of all proposed units in a development may be three (3) or more bedroom units. If the project is phased, at no time shall the total percentage of three (3) bedroom units exceed ten (10) percent.
- g. Parking—Any multi-family development utilizing individual driveways (typical of townhouse style apartments), rather than grouped parking spaces, shall conform to the following standards:
  - 1) Units less than 35 feet in width must utilize shared driveways or rear access alleys.
  - 2) All driveways shall be separated a minimum of 15 feet from adjacent driveways and no driveway shall be located within 5 feet of any property line.
- h. Impervious Surface—Multi-family developments shall not exceed 40% impervious surface with the maximum building coverage being 25%. Loft style apartments are not subject to this limitation.
- i. Certificates of Occupancy—Multi-family developments will not be issued a certificate of occupancy until site inspections by the Planning Director, City Engineer, and City Landscape Architect confirm compliance with the approved site plan.
- j. Number of Entrances—Unless a minimum of two entrances are provided from a publicly dedicated street, all units within a multi-family development shall be located within 1000' from the main entrance. This measurement shall be taken along the centerline of the shortest drive providing access to the unit. See also Section 21.040

7. Storage of Boats, Trailers, RVs within a Townhouse, Condominium and Multi-Family Development Projects

Screened, enclosed, fenced and locked storage areas may be included as part of a multi-family development project for the purpose of storing or parking boats, trailers, RVs, extra vehicles and other uses requiring towing, provided that such screening shall meet the requirements as specified in the "Tree Preservation and Landscaping" Ordinance within the City of Newnan Code of Ordinances.

8. Projections into Required Yards

The following projections are permitted into required yards:

a. Uncovered Similar Structures

For uncovered porches, landings, terraces, patios, platforms, or decks which do not extend above the first floor level of the building, please refer to Chapter 33, §33.060, subsection 3, "Residential Accessory Structures" of this Ordinance.

b. Architectural Features

Chimneys, cornices, eaves, belt courses, sills, canopies or similar architectural features (not including bay windows or vertical projections) may project into a required side yard not more than thirty (30) inches, but not closer than three (3) feet to the side lot line and may project into a required front or rear yard not to exceed three (3) feet.

c. Heating and Cooling Equipment

Heating and cooling equipment may project only into any required side or rear yard provided that such equipment may not be located closer than three (3) feet from any side or rear lot line.

d. Swimming Pools

For swimming pools, please refer to Chapter 33, §33.060 subsection 3, "Residential Accessory Structures" of this Ordinance.

9. Buffers and Screening

Non-residential development in residential districts shall comply with the buffering and screening requirements as set forth for such uses as specified in the "Tree Preservation and Landscaping" Ordinance within the City of Newnan Code of Ordinances.

10. Zero Lot Line Residences

A zero lot line configuration may be permitted in the RU-7, RU-2, PDR, OSD-2, or MXD-2 districts provided that:

- a. Any wall constructed on the side lot line must be a solid windowless fire-rated wall. If there is an offset of the wall from the lot line of more than six (6) inches, the offset must be at least six (6) feet.
- b. The minimum building separation between the sides of adjacent dwellings shall be at least two (2) times the minimum side yard required for the district.
- c. A five (5) foot maintenance easement and a maximum eave encroachment of two (2) feet within the maintenance easement may be established in the deed restrictions and covenants of the adjoining lot. This will provide ready access to the lot line wall at reasonable periods of the day for normal maintenance.
- d. Preliminary subdivision plans submitted to the Planning Commission must indicate the proposed location and configuration of dwellings, driveways, and parking locations for each lot. A draft of the proposed encroachment and maintenance easements must be submitted for review.
- e. Zero side yards established under these standards must be continuous along the length of the building. There must be either the lot line wall or a solid wall or fence at least six (6) feet high along the lot line adjacent to the building between the established setback and the established rear yard. The wall or fence is used in those cases where the building may be offset as allowed under these standards.
- f. Side lot line established shall be the same for all units so that no two (2) units shall share a common wall.

11. Open Space

Open space is required for developments with 25 or more units or lots per Table 22.02 of this chapter. Open space may include parks, commons, plazas, community green or lawn, landscaped buffers or other areas, decorative plantings, formal or informal gardens, pedestrian walkways or paths, and active or passive recreation areas. Open space shall not include streets, drives, off-street parking and loading areas or any area

within residential lots. No more than 40% of the required open space shall be located within floodplains, wetlands, steep slope areas, utility easements, etc. All open space shall be a minimum dimension of fifty (50) feet in length and width and that comprise a contiguous area of not less than five thousand (5,000) square feet. Open space shall be maintained by and be the sole responsibility of the developer/owner of the project or home owners association. See Chapter 21, §21.060, subsection 6 for an explanation of how to calculate open space. Open space requirements may differ for Planned Development, Open Space, or Mixed Use Districts. Please see the applicable chapter for these requirements.

12. Landscaped Entrance

Any residential development involving new access from a public street shall provide a landscaped entrance which complies with the standards of the Tree Preservation and Landscape Ordinance. Landscaped entrances shall be maintained by and be the sole responsibility of the developer/owner of the project or home owners association.

13. Urban Neighborhood Design

a. General Purpose and Intent

The Urban Neighborhood Design was created to encourage quality single-family development on smaller lots by establishing additional requirements designed to preserve and enhance the City's existing character and create a more interesting neighborhood design. These architectural components will be established in the Subdivision Architectural Guidelines (SAG). The SAG must be submitted to the Planning Commission for their approval, prior to the acceptance of the UND subdivision request.

b. Location

The Urban Neighborhood Design may be located in the RU-7, RU-2, RML, RMH and PDR zoning designations.

c. Applicability

The Urban Neighborhood Design standards will be required for lots less than 75 feet in width in the RU-7, RU-2, RML, and RMH districts, all lots less than 50 feet in width in the PDR district, and for all developments located within the CS zoning district. All developments that were previously approved for the construction of attached dwellings that would prefer to utilize the Urban Neighborhood Design product in lieu of the attached dwelling must submit a revised plan to the Planning Commission for consideration. If the Commission concludes that the plan meets the intent of the Zoning Ordinance in establishing the Urban Neighborhood Design criteria, then the developer may be granted approval to use the modified requirements.

d. Dimensional Requirements

Tables 22.02, 26.01, and 25.01 are matrixes showing the dimensional criteria indicating the specific requirements for each of the residential zoning districts.

e. Minimum Standards for Urban Neighborhood Design

1. The front façade or elevation of the home must face and parallel the primary street.

2. The architectural criteria shall be determined by the Subdivision Architectural Guidelines (SAG), as approved by the City Staff and the Planning Commission. The SAG must specify the required exterior materials, style and finish of the structures to be built within the UND development. The SAG must specify, in detail, the following:

- Architectural Review Process
- Typical Site/Landscape Plan
- Architectural Criteria
  1. Massing
  2. Foundation
  3. Roof Coverings
  4. Wall Finishes
  5. Trim
  6. Windows
  7. Shutters
  8. Porches
  9. Doors
  10. Fences
- Garage Standards
- Typical Details/Photograph Examples
- Variance Procedures

The use of authentic architectural components such as exposed rafter tails, operational shutters, cornices, entablatures, transoms, brick moldings, window casings, brackets and knee braces are strongly encouraged. At a minimum the foundations must be finished with brick, stone or 3-coat stucco and must include a transitional band treatment. Exterior finishes must be continuous on at least three sides of the residence. The SAG must take into account the use of a variety of finish materials on each building, creating a less homogenized street. Vinyl siding materials are not permitted in the UND.

3. Roof pitch shall be a minimum of 8:12. Architecturally dimensioned roof covering shall be required.
4. All dwellings shall incorporate front covered porches or front covered stoops into their designs. Porches shall be a minimum of six (6) feet in depth. Stoops shall be a minimum of three (3) feet in depth.
5. No duplicate elevations including similar massing shall be constructed within a 125' radius, which would be measured from the center of the property. The Developer/Builder will be responsible for providing documentation certifying their compliance with this requirement prior to the issuance of a building permit.
6. Garages should be entered from the rear or side of the dwelling. Front entry garages must utilize carriage style doors and shall be designed to be setback equal to or greater than the front door of the primary structure. Shared driveways will not be permitted. For developments consisting of twenty (20) acres or greater, no more than 50 (fifty) percent of the units shall have front entry garages.
7. The use of gables, dormers, cornices, chimneys and other design features shall be used to enhance the overall appearance of the homes.

8. All homes constructed under the Urban Neighborhood Design standards shall be required to have a minimum of 1,800 square feet of principal living space.
  9. Developments consisting of twenty (20) acres or more shall be limited to a maximum of sixty (60) percent of the total units being constructed as Urban Neighborhood Design product.
- f. Design Review Procedure
- The Building Official shall review all construction plans for compliance with the Ordinance.
- g. Appeals (From Administrative Rulings)
- The Planning Commission is authorized to hear appeals from any order, requirement, decision, or determination made by the Building or Zoning Administrator in the enforcement of §22.040 (13) of the ordinance. In this capacity, the Commission exercises appellate jurisdiction as a quasi-judicial body, and its task is to determine what the Ordinance means and how the Ordinance applies to a particular situation. Appeals shall follow the procedures set forth in §44.140 through §44.170 of this Ordinance.

**§22.050 RS-20, Suburban Residential Single-Family Dwelling District - Low Density;**

1. General Purpose and Description
 

The RS-20 Suburban Residential Single-Family Dwelling District - Low Density, is the most restrictive residential district. The principal uses of land in this district is for low density single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Low density residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses. RS-20 districts are designed to provide internal stability, harmony, attractiveness, order and adequate light, air and open space for dwellings and related facilities and by consideration of arrangement of the different uses permitted in this district. Dwelling configurations include:

  - a. Single-family detached homes
  - b. Residences for domestic help (as a conditional use)
  - c. Accessory apartment (as a special exception)
2. Location of RS-20 Districts
 

New RS-20 districts are most appropriately located adjacent to existing RS-20 districts, adjacent to county residential districts, in areas in transition between denser residential neighborhoods and less dense neighborhoods, or in areas where the future land use map indicates would be appropriate for low density single-family residential uses. RS-20 districts should be located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.
3. Infrastructure Requirements
  - a. Public Water: Required

- b. Public Sewer: Required
- c. Off-Street Parking: See Chapter 30, "Parking and Loading Requirements".
- d. On-Street Parking: Not permitted.

**§22.060 RS-15, Suburban Residential Single-Family Dwelling District - Medium Density**

1. General Purpose and Description

The RS-15 Suburban Single-Family Dwelling District - Medium Density, is a district for low density single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Low density residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses. Dwelling configurations include:

- a. Single-family detached homes
- b. Residences for domestic help (as a conditional use)
- c. Accessory apartments (as a special exception)

2. Location of RS-15 Districts

New RS-15 districts are most appropriately located adjacent to existing RS-15 districts, in areas in transition between denser residential neighborhoods and less dense neighborhoods, or in areas where the future land use map indicates would be appropriate for low density single-family residential uses. RS-15 districts should be located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.

3. Infrastructure Requirements

- a. Public Water: Required
- b. Public Sewer: Required
- c. Off-Street Parking: See Chapter 30, "Parking and Loading".
- d. On-Street Parking: Permitted only if street frontage is surrounded by districts that permit on-street parking.

**§22.070 RU-7, Urban Residential Single Family Dwelling District - High Density**

1. General Purpose and Description

The RU-7, Urban Residential Single Family Dwelling District - High Density district provides for higher density residential development designed to allow more walkable neighborhoods. The principal uses of land in this district is single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. High density residential areas shall be protected from low intensity non-residential development and from the encroachment of incompatible uses. Dwelling configurations include:

- a. Single-family detached homes (including zero lot line configuration)
- b. Townhouse (fee simple)
- c. Residences for domestic help (as a conditional use)
- d. Accessory apartments (as a conditional use)

2. Location of RU-7 Districts

New RU-7 districts are most appropriately located adjacent to existing RU-7 districts, in areas in transition between denser residential neighborhoods and less dense neighborhoods, or in areas where the future land use map indicates would be appropriate for medium density residential uses. RU-7 districts should be located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.

3. Infrastructure Requirements

- a. Public Water: Required
- b. Public Sewer: Required
- c. Off-Street Parking: See Chapter 30, "Parking and Loading Requirements".
- d. On-Street Parking: Required only if street frontage is adjacent to districts that permit on-street parking.

**§22.080 RU-I, Urban Residential Dwelling District—Historical and Infill**

1. General Purpose and Description

The RU-I, Urban Residential Dwelling District—Historical and Infill district provides for higher density residential development in the historical residential areas of the City of Newnan. The principal uses of land in this district are single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. High density residential areas shall be protected from low intensity non-residential development and from the encroachment of incompatible uses.

RU-I districts are designed to maintain neighborhood stability by permitting development on a lot by lot basis. Each request to develop in this district shall be given individual consideration in regard to setbacks and other dimensional requirements to ensure that infill and replacement dwellings are compatible with the dimensions of the adjacent dwellings, the block, and the neighborhood. The Planning Department will review and approve site and elevation plans for such projects. Dwelling configurations include:

- a. Single-family detached homes
- b. Townhouse (fee simple)
- c. Residences for domestic help (as a conditional use)
- d. Accessory apartments (as a conditional use)

2. Location of RU-I Districts

New RU-I districts are most appropriately located adjacent to existing RU-I districts, in areas already developed where infill housing would be the predominate means of adding to the housing stock, or in areas where the future land use map indicates would be appropriate for infill or historically complementary residential uses. RU-I districts should

be located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.

3. Infrastructure Requirements

- a. Public Water: Required
- b. Public Sewer: Required
- c. Off-Street Parking: See Chapter 30, "Parking and Loading".
- d. On-Street Parking: Permitted

4. Other Requirements

a. Dimensional Requirements

The applicant for a development within the RU-I district shall meet with the Planning Department prior to the submittal of a preliminary plat or site plan to discuss the following:

- 1) Lot Size—Shall be determined by calculating the average of platted lots existing on the block. Individual infill lots shall be developable as per §21.040, subsection 12. "Single Lot of Record".
- 2) Density—Varies based on required lot size. Density shall be determined when lot sizes are established.
- 3) Setbacks—Shall be determined by the average of adjacent units or by the block average if adjacent units are not present or are the exception. Non-conforming lots shall meet with the above requirements as closely as possible and seek variances for remaining non-conformities.
- 4) Minimum Building Line Width—Shall be determined by the average of adjacent units or by the block average if adjacent units are not present or are the exception. Non-conforming lots shall meet with these requirements as closely as possible and seek variances for non-conformity.
- 5) Minimum Lot Frontage—Shall be determined by the average of adjacent units or by the block average if adjacent units are not present or are the exception. Non-conforming lots shall meet with these requirements as closely as possible and seek variances for non-conformity.
- 6) Minimum Lot Depth—Shall be determined by the average of adjacent units or by the block average if adjacent units are not present or are the exception. Non-conforming lots shall meet with these requirements as closely as possible and seek variances for non-conformity.
- 7) Principal Building Height—Shall be determined by the average of adjacent units or by the block average if adjacent units are not present or are the exception.

Those dimensions determined at this meeting shall be provided as part of the plat or site plan. The applicant shall be responsible for researching existing conditions and providing the City with the information required by this Section.

Subdivision or site plan review approval shall be initiated through the Planning Department prior to seeking building or other land disturbance permits.

**§22.100 RU-2, Townhouse Residential Dwelling District**

1. General Purpose and Description

The RU-2 district is a residual district which shall no longer allow new designation through rezoning. The primary purpose of this section is to administer the completion of existing RU-2 zoned properties and projects. The intent of this district is to provide standards for townhouse dwellings which will:

- a. Encourage the provision of functional open space and recreation areas where feasible.
- b. Be located primarily in areas near or adjacent to other residential districts and uses.
- c. Be situated so as to provide a transition in density between single-family and two-family districts and higher density residential districts and uses.
- d. Provide a neighborhood orientation and include such features such as sidewalks, alleys, rear and/or street parking, street trees, and shallow setbacks that facilitate said orientation.
- e. Be located near such services as neighborhood retail uses and transportation facilities such as arterial and collector streets.
- f. Encourage home ownership and owner-occupancy.

Dwelling configurations include:

- a. Single-family detached homes (including zero lot line configuration)
- b. Two-family homes
- c. Duplex dwellings (condominium ownership only)
- d. Townhouses (condominium and fee simple only)

2. Location of RU-2 Districts

No new RU-2 districts shall be created. RU-2 is a residual district designation whereby lands already zoned RU-2 may carry out their approved development plan or modify their project based on the provisions of this Chapter.

3. Infrastructure Requirements

- a. Public Water: Required
- b. Public Sewer: Required
- c. Off-Street Parking: See Chapter 30, "Parking and Loading Requirements".
- d. On-Street Parking: Permitted.

**§22.110**

**RML, Residential Multiple Family Dwelling-Lower Density District**

1. General Purpose and Description

The RML, Residential Multiple Family Dwelling-Lower Density District, is intended to provide for medium density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, ranging from manufactured homes to low-rise multiple-family dwellings, and including two-family dwellings, garden apartments, apartment buildings, condominiums and townhouses. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area. RML, Residential Multiple Family Dwelling District, functions as a buffer or transition between major streets, or commercial or higher density residential areas. Dwelling configurations include:

- a. Single-family detached homes, including zero lot line configuration.
- b. Two-family homes
- c. Duplex dwellings (including condominium ownership)
- d. Triplex and quadruplex dwellings (including condominium ownership)
- e. Apartments, including but not limited to Garden, Loft, Studio, Efficiency and Townhouse Style.
- f. Townhouses (including condominium and fee simple ownership)
- g. Manufactured Homes

2. Location of RML Districts

New RML districts are most appropriately located adjacent to existing RML districts, in areas in transition between denser residential neighborhoods and commercial development, or in areas where the future land use map indicates would be appropriate for high density residential uses. RML districts should be located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.

3. Infrastructure Requirements

- a. Public Water: Required
- b. Public Sewer: Required
- c. Off-Street Parking: See Chapter 30, "Parking and Loading Requirements".
- d. On-Street Parking: Permitted.
- e. Roads and Streets: Frontage permitted on Classes II, III, IV, and V, VI and VII. Access to multi-family development shall be via an arterial road, sub-collector, parkway, collector, non-residential collector or industrial.
- f. Sidewalks: Sidewalks shall be required for all multi-family developments. Such developments, to justify and take advantage of the density developed, shall provide both an internal pedestrian circulation system and sidewalks along exterior road frontages. Both pedestrian elements shall connect to each other. Internal pedestrian circulation may consist of the following:

1) Garden Style Apartment Complexes

Such developments shall connect each primary building entrance with a sidewalk or pedestrian path that connects to the primary pedestrian circulation route leading to the development's entrance. Internal pedestrian paths shall be paved in concrete or bituminous asphalt with a minimum width of six (6) feet. Sidewalks shall be paved in concrete with a minimum width of four (4) feet. Exterior sidewalks shall meet the requirements as specified in the "Sidewalk Requirements" Ordinance within the City of Newnan Code of Ordinances.

2) Apartment Buildings or Lofts

Such developments shall provide sidewalks that meet the minimum requirements as specified in the "Sidewalk Requirements" Ordinance within the City of Newnan Code of Ordinances. The City may require additional provisions based on the road frontage characteristics.

3) Townhouse Apartments

Townhouse apartments shall provide sidewalks based on the above two (2) development configurations. Such developments situating buildings along an internal private drive shall provide pedestrian facilities as stated in subsection 1) above with developments fronting a public right-of-way shall provide sidewalks as stated in subsection 2) above.

**§22.120 RMH, Residential Multiple Family Dwelling-Higher Density District**

1. General Purpose and Description

The RMH, Residential Multiple Family Dwelling-Higher Density District, is intended to provide for higher density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, ranging from manufactured homes to low-rise multiple-family dwellings, and including two-family dwellings, garden apartments, apartment buildings, condominiums and townhouses. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area. Dwelling configurations include:

- a. Single-family detached homes, including zero lot line configuration
- b. Two-family homes
- c. Duplex dwellings (including condominium ownership)
- d. Triplex and quadruplex dwellings (including condominium ownership)
- e. Apartments, including but not limited to Garden, Loft, Studio, Efficiency and Townhouse Style.
- f. Townhouses ( condominium and fee simple ownership)
- g. Manufactured Homes

2. Location of RMH Districts

New RMH districts are most appropriately located adjacent to existing RMH districts, in areas in transition between denser residential neighborhoods and commercial development, or in areas where the future land use map indicates would be appropriate for high density residential uses. RMH districts should be located so that required

infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.

3. Infrastructure Requirements

- a. Public Water: Required
- b. Public Sewer: Required
- c. Off-Street Parking: See Chapter 30, "Parking and Loading Requirements" of this Ordinance.
- d. On-Street Parking: Permitted.
- e. Roads and Streets: Frontage permitted on Classes II, III, IV, and V, VI and VII. Access to multi-family development shall be via an arterial road, sub-collector, parkway, collector, non-residential collector or industrial.
- f. Sidewalks: Sidewalks shall be required for all multi-family developments. Such developments, to justify and take advantage of the density developed, shall provide both an internal pedestrian circulation system and sidewalks along exterior road frontages. Both pedestrian elements shall connect to each other. Internal pedestrian circulation may consist of the following:

1) Garden Style Apartment Complexes

Such developments shall connect each primary building entrance with a sidewalk or pedestrian path that connects to the primary pedestrian circulation route leading to the development's entrance. Internal pedestrian paths shall be paved in concrete or bituminous asphalt with a minimum width of six (6) feet. Sidewalks shall be paved in concrete with a minimum width of four (4) feet. Exterior sidewalks shall meet the requirements as specified in the "Sidewalk Requirements" Ordinance within the City of Newnan Code of Ordinances.

2) Apartment Buildings or Lofts

Such developments shall provide sidewalks that meet the minimum requirements as specified in the "Sidewalk Requirements" Ordinance within the City of Newnan Code of Ordinances. The City may require additional provisions based on the road frontage characteristics.

3) Townhouse Apartments

Townhouse apartments shall provide sidewalks based on the above two (2) development configurations. Such developments siting buildings along an internal private drive shall provide pedestrian facilities as stated in subsection 1 of this Section with developments fronting a public right-of-way shall provide sidewalks as stated in subsection 2 of this Section.

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**Table 22.02**  
**Residential Dimensional Requirements**  
 (Table Amended 7-9-2002, 2-11-2003, 10-28-2003 & 10-25-05)

DIMENSION ↓	ZONING DISTRICT						
	RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH
<b>Minimum/Maximum District Size</b> (Square Feet/Acres)	One (1) Acre Minimum	One (1) Acre Minimum	One-Half (0.50) Acre Minimum	One-Half (0.50) Acre Minimum	16,000 s.f. Minimum	Sixty (60) Acres Maximum	Forty (40) Acres Maximum
<b>Minimum Lot Size</b> (Square Feet/Acres)	26,000	15,000	Detached=7,500 Townhouse=3,000 Urban Neighborhood= 4,500	Average of Platted Lots Existing on Block	Detached= 7,500 Urban Neighborhood= 4,500 Townhouse=2,600	Multi-Family=1 Acre Townhouse=2,600 Detached=7500 Urban Neighborhood=4,500 Manufactured= 6,000	Multi-Family=1 Acre Townhouse=2,600 Detached=7500 Urban Neighborhood=4,500 Manufactured= 6,000
<b>Base/Maximum Density</b> (Units/Acre)	1.5	2.5	4	Varies, based on lot size	5	Multi-Family=8 Other=6	Multi-Family=12 Other=8
<b>Front Setback<sup>i</sup></b>	Major St.=50/100 Minor St.=35/60	Major St.=45/95 Minor St.=30/55	Major St.=40/90 Minor St.=25/50 W/ /Rear Garage=10/35	Average of adjacent units or block average	Major St.=35/85 Minor St.=20/45 W/Rear Garage= 10/35	Multi-Family Major St.= 100/150 Minor St.= 50/100 Other Major St.=30/80 Minor St.=15/40 W/Rear Garage=10/35	Multi-Family Major St.= 100/150 Minor St.= 50/100 Other Major St.=30/80 Minor St.=15/40 W/Rear Garage=10/35
<b>Side Setback<sup>ii</sup></b>	15'	12'	10' Urban Neighborhood=5'	Average of adjacent units or block average	7' Urban Neighborhood=5'	Multi-Family=12' Other= 7' Urban Neighborhood=5'	Multi-Family=12' Other= 7' Urban Neighborhood=5'
<b>Street Side<sup>iii</sup> Setback</b>	Major St.=50/100 Minor St.=35/60	Major St.=45/95 Minor St.=30/55	Major St.=40/90 Minor St.=25/50 W/Rear Garage=10/35	Average of adjacent units or block average	Major St.=35/85 Minor St.=20/45 W/Rear Garage= 10/35	Multi-Family Major St.= 100/150 Minor St.= 50/100 Other Major St.=30/80 Minor St.=15/40 W/Rear Garage= 10/35	Multi-Family Major St.= 100/150 Minor St.= 50/100 Other Major St.=30/80 Minor St.=15/35 W/Rear Garage= 10/35
<b>Rear Setback</b>	40'	35'	30'	Average of adjacent units or block average	20'	Multi-Family=40' Other=20'	Multi-Family=40' Other=20'
<b>Minimum Bldg. Line Width</b>	100'	85'	Detached=75' Townhouse =30' Urban Neighborhood=45'	Average of adjacent units or block average	Detached=75' Urban Neighborhood=45' Townhouse=26'	Multi-Family=300' Condo=100' Detached=75' Urban Neighborhood=45' Townhouse=26'	Multi-Family=400' Condo=100' Detached=75' Urban Neighborhood=45' Townhouse=26'
<b>Minimum Lot Frontage<sup>iv</sup></b>	100' 35' cul-de-sac	85' 35' cul-de-sac	Detached=75' Townhouse =30' Urban Neighborhood=45'	Average of adjacent units or block average	Detached=75' Urban Neighborhood=45' Townhouse=26'	Multi-Family=300' Condo = 100' Townhouse= 26' Detached=75' Urban Neighborhood=45'	Multi-Family=400' Condo=100' Detached=75' Urban Neighborhood=45' Townhouse=26'

DIMENSION ↓	ZONING DISTRICT						
	RS-20	RS-15	RU-7	RU-I	RU-2	RML	RMH
<b>Minimum Lot Depth</b>	100'	100'	90'	Average of adjacent units or block average	90'	80'	80'
<b>Minimum Principal Living Space</b> (Square Feet)	2,000	1800	1600 Urban Neighborhood = 1,800	None	1500 Urban Neighborhood = 1,800	Studio=500 1 Bedroom=700 2 Bedroom=950 3+ Bedroom=1100 Other=1500 Urban Neighborhood = 1,800	Studio=500 1 Bedroom=700 2 Bedroom=950 3+ Bedroom=1100 Other=1500 Urban Neighborhood = 1,800
<b>Principal Building Height</b>	35'	35'	40'	Average of adjacent units or block average	40'	45'	45'
<b>Accessory Building Height</b> <sup>vii</sup> See also 33.060	15'	15'	15'	15'	15'	15'	15'
<b>Maximum Building Lot Coverage</b> <sup>v</sup>	20%	30%	Detached=50% Other=70%	35%	Detached=50% Urban Neighborhood=70% Townhouse=70% Condo=25%	Multi-Family=25% Condo=25% Detached=50% Manufactured=50% Other=70%	Multi-Family=25% Condo=25% Detached=50% Manufactured=50% Other=70%
<b>Base/Maximum Floor Area Ratio</b> (FAR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Distance Between Buildings</b>	10'	10'	10'	5'	10'	Multi-Family=20' Other=10'	Multi-Family=20' Other=10'
<b>Pedestrian Orientation</b> (See §21.040 (21))	Class I	Class I	Class II	Class II	Class II	Class II	Class II
<b>Open Space</b> <sup>vi</sup>	N/A	1,000	1,000	1,000	1,000	1,000	1,000

<sup>i</sup> Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used.

<sup>ii</sup> A ten (10) foot setback shall be required at the end of a series of attached units except that when separated by an alley, no setback shall be required.

<sup>iii</sup> Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used. Street side may refer to the side of the residence or to the rear of the residence.

<sup>iv</sup> Unless otherwise denoted, all lots which front completely on the turn-around of a cul-de-sac shall have a minimum 30' of frontage.

<sup>v</sup> Is not applicable to loft style apartments/condominiums.

<sup>vi</sup> Applies to developments with 25 lots/units or greater. (See Chapter 22, §22.040, subsection 11)

<sup>vii</sup> Accessory building height shall be a maximum of 18' for garage apartments