

Article 4.0 Measurements and Exceptions

This Article identifies and explains some of the more common forms of measurement used throughout this Ordinance. It also specifies exceptions to certain requirements of this Ordinance.

Sec. 4.1 Measurements of Standards

4.1.1 Purpose

This purpose of this Section is to identify and explain the procedures for measuring the required standards of this Ordinance.

4.1.2 Applicability

The procedures identified in this Section apply only to the more common standards required of this Ordinance. Additional procedures for measuring more specific standards may be found within other sections of this Ordinance.

4.1.3 General

a. Area

Measurements of area shall be provided in square feet or acres.

b. Distances

- i. When determining distances for setbacks, all distances are measured at the shortest distance, along a horizontal plane, from the appropriate property line to the edge of a building, structure, storage area, parking area or sign. These distances are not measured by following the topography of the land. Measurements of distances shall be in linear feet. Exceptions to this requirement may be provided elsewhere in this Ordinance.

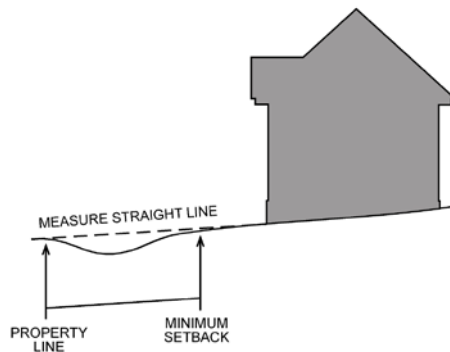


Figure 4.1-1
Measurement of Distance

c. Fractions

Calculations resulting in a fraction shall be rounded down to the preceding whole number, except where otherwise provided in this Ordinance.

4.1.4 Density

Density shall be measured as the required area of land per dwelling unit for a given housing type. To calculate the number of units permitted, divide the gross area of land for a single lot of record by the required lot area per dwelling unit. Calculations resulting in a fraction shall be rounded down to the preceding whole number, except where otherwise provided in this Ordinance. No more than one single lot of record shall be used in the calculation, except where otherwise provided in this Ordinance.

Commentary: Multiple, contiguous parcels that are shown on a plan to be recombined may be used to calculate density.

4.1.5 Lot Measurements

a. Lot Area

Lot area shall be measured as the amount of land area contained inside a single lot of record exclusive of existing or proposed public or private rights-of-way.

b. Lot Width

Lot width shall be measured as the distance between the side property lines at the required front yard setback line along a line parallel to the front property line.

Where the front property line is an arc and the lot width is less than 80 feet, the minimum lot width shall be measured as the distance between the side property lines at the required front yard setback line along a straight line parallel to the chord of the front property line.

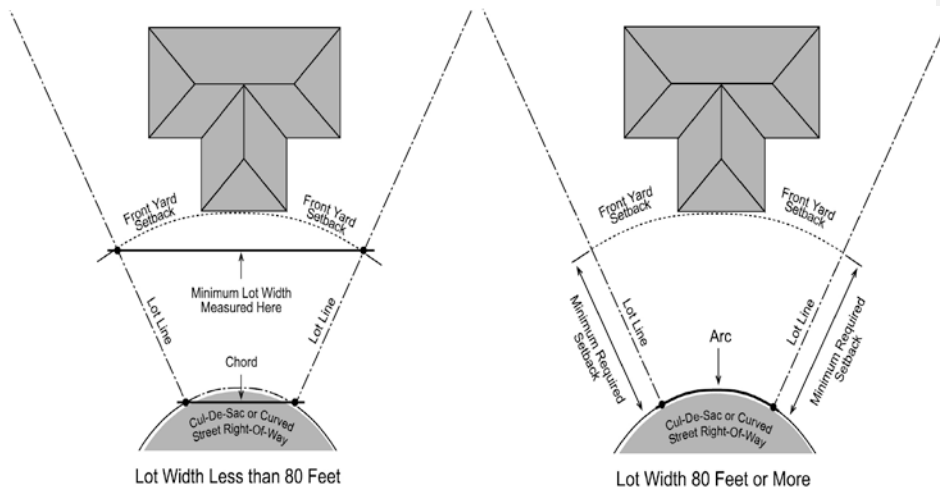


Figure 4.1-2
Measuring Minimum Lot Width

4.1.6 Setbacks

a. Setback Line

A setback line is the required minimum distance from any property line that a building, structure or any feature, not identified in Sec. 4.3, Exceptions and Modifications, unless otherwise permitted elsewhere in this Ordinance, may be erected or placed.

b. Front Yard Setback

The front yard setback shall be measured from and parallel to the front property line and extend the entire width of the lot.

c. Side (Interior) Yard Setback

The side (interior) yard setback shall be measured from and parallel to any lot line that is not adjacent to a street. It shall extend from the front yard setback line to the required rear yard setback line or the rear lot line where no rear yard setback is required.

d. Side (Street) Yard Setback

The side (street) yard setback shall be measured from and parallel to any lot line, exclusive of front and rear property lines, that is adjacent to a street. It shall extend from the required front yard setback line to the required rear yard setback line or the rear lot line where no rear setback is required. On a lot in which the street yard adjoins (or is part of) a vehicular access easement, the side (street) yard setback shall be the minimum horizontal distance from the interior edge of the easement.

e. Rear Yard Setback

The rear yard setback shall be measured from and parallel to the rear lot line and extend the entire width of the lot.

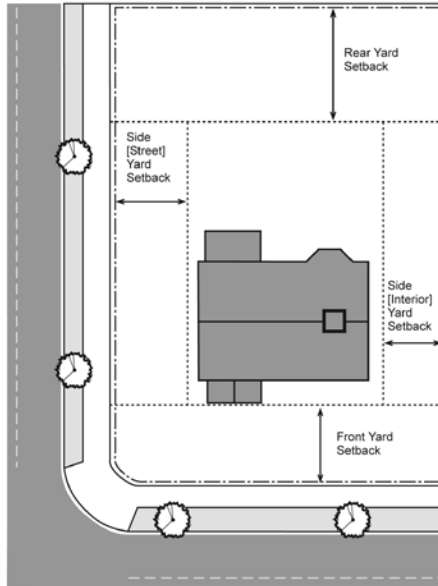


Figure 4.1-3
Yard Setbacks

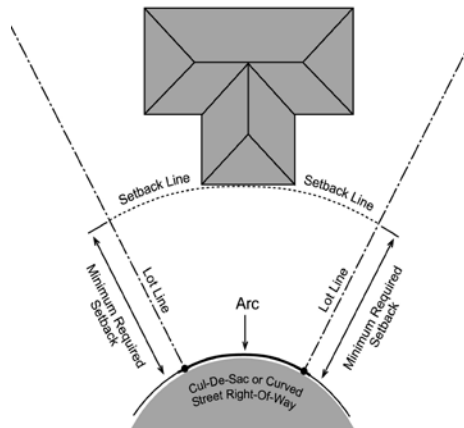


Figure 4.1-4
Front Yard Setback for Cul-de-sac Lots

f. Setback Area

A setback area is the area of land within the minimum setback line and the maximum setback line.

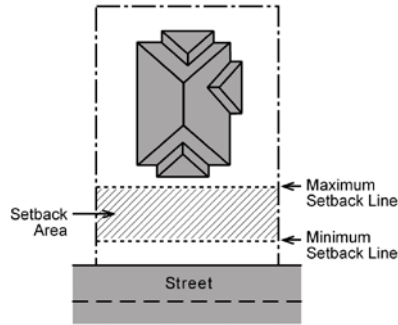


Figure 4.1-5
Setback Area

g. Setback Averaging

Setbacks may be averaged where specified elsewhere in this Ordinance. The required setback may be established as the average of the existing setbacks of the lots that are on the same block face. Where there is a vacant lot on the block face, then the required setback for the zoning district shall be used for such lot in calculating the average setback.

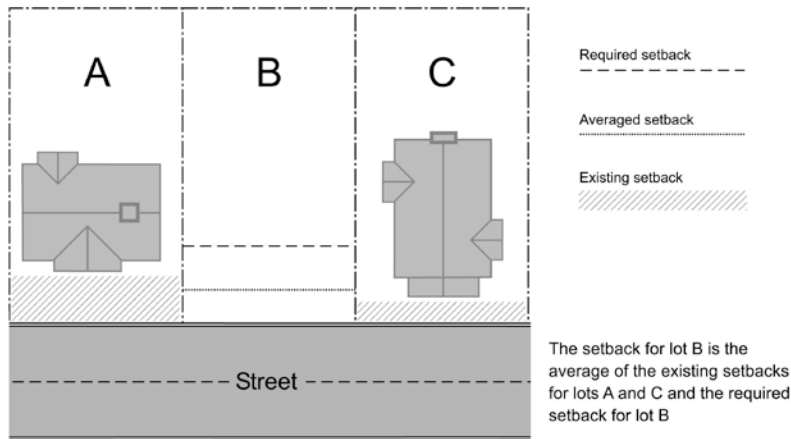


Figure 4.1-6
Setback Averaging

h. Parking Area Setback

The parking area setback shall be measured from and parallel to any lot line adjacent to a public/private right-of-way or vehicular access easement, exclusive of lanes.

4.1.7 Building Measurements

a. Building Footprint

The building footprint shall be measured as the area at finished grade that is within the exterior faces of the exterior walls or from the centerline of walls separating attached buildings. In the absence of surrounding exterior walls, the building footprint shall be the area within the exterior walls of a building that is under a roof.

b. Building Coverage

Building coverage shall be measured as the maximum percentage of the lot that is permitted to be covered by principal and accessory buildings. To calculate building coverage, divide the total building footprint of the principal and accessory buildings by the gross lot area. Building coverage does not include impervious areas such as driveways; uncovered decks, porches or patios, decks; uncovered swimming pools or screened pool cages.

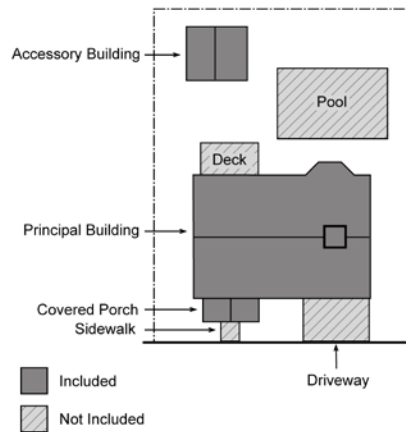


Figure 4.1-7
Building Coverage

c. Building, Gross Floor Area

Gross floor area of a building shall be measured as the total area of all floors within the interior faces of the exterior walls and/or from the interior faces of walls separating attached buildings.

d. Building, Ground Floor Area

The ground floor area shall be measured as the area at finished grade that is within the interior faces of the exterior walls and/or from the interior faces of walls that separate attached buildings. In the absence of surrounding exterior walls, the ground floor area shall be measured as the area at finished grade under the horizontal projection of the roof.

4.1.8 Height

a. Building Height

- i. Building height shall be measured as the vertical distance from the finished grade to the highest point of the roof. In flood-prone areas where minimum floor elevations have been established by law, the building height shall be measured from such required minimum floor elevations.
- ii. No building shall be erected or altered to exceed the maximum height limit established for any zoning district, unless exempted by Sec. 4.3, Exceptions and Modifications, or where specified elsewhere in this Ordinance. Where an official height map has been approved and adopted by the Governing Body, the height map shall govern.

iii. Height of Structures other than Buildings

- (1) Except where otherwise specified in this subsection or this Ordinance, the height of structures other than buildings shall be measured as the vertical distance from the ground level immediately under the structure to the top of the structure, excluding any exempted portions as specified in this Ordinance.
- (2) No structure shall be erected or altered to exceed the maximum height limit established for any zoning district, unless exempted by Sec. 4.3, Exceptions and Modifications, or where specified elsewhere in this Ordinance. Where an official height map has been approved and adopted by the Governing Body, the height map shall govern.
- (3) The height of a roof top deck shall be measured as the vertical distance from the ground level immediately under the structure to the top of the floor of the deck when there is no rail or when the rail walls are more than 50% open. For all other situations, a deck is measured from the ground level immediately under the structure to the top of the deck rails.
- (4) Standards for the measurement of fences and walls are located in Sec. 9.6, Fences and Walls.

4.1.9 Block Measurements

a. Block Perimeter

[Reserved.]

b. Block Area

[Reserved.]

4.1.10 Frontage

a. Block Frontage/Face

Block frontage shall be measured as the distance between the intersections of two (2) rights-of-way as measured along a street right-of-way.

b. Lot Frontage

Lot frontage shall be measured as the distance, along a street right-of-way or vehicular access easement, between property lines which intersect the same street right-of-way or vehicular access easement. Each side of a lot that abuts a street shall be considered lot frontage. There shall be no lot frontage along a lane. For cul-de-sac lots and lots on curvilinear streets, the arc between the property lines shall be considered lot frontage.

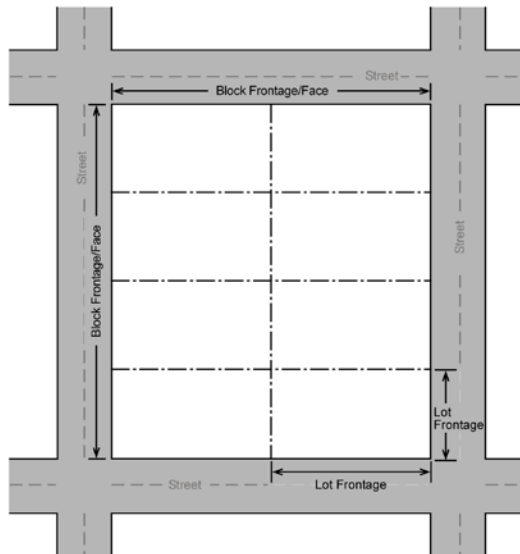


Figure 4.1-8
Block Frontage/Face and Lot Frontage

c. Building Frontage

Building frontage shall be measured as the distance along any facade of a building which is parallel to or at an angle of 45 degrees or less to any adjacent public or private street.

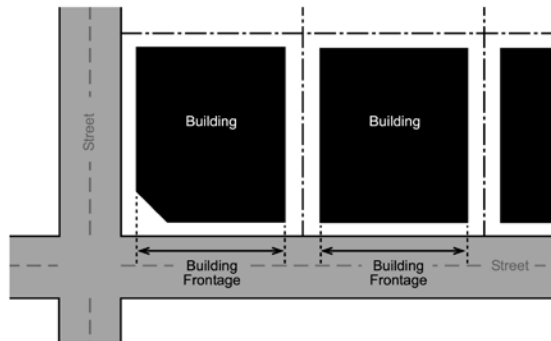


Figure 4.1-9
Building Frontage

4.1.11 Distance Measurements, Specific Situations

a. Distance of Vehicle Travel Areas (Driveways, Traffic Lanes)

When measuring a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, the measurement is made along the centerline of the vehicle travel area. Where the vehicle travel area is curved, the measurement is taken along the arc of the travel area.

b. Distance to Remote or Shared Parking

When measuring the distance to remote, shared, other off-site parking, the measurement shall be made from the shortest route of pedestrian access from the nearest point of the parking facility to the nearest entry point of the building it is required to serve. For the purposes of this Article, "pedestrian access" shall mean access available along a public sidewalk or path or private sidewalk or path on the subject properties unless otherwise approved by the Planning Director and Governing Body Engineer.

c. Distance to a Transit Stop

When measuring the distance to a transit stop, the distance shall be measured from the shortest route of pedestrian access from the nearest point of the transit stop, such as bus stop sign, to the nearest entry point of the building or development it is required to serve. For the purposes of this Article, "pedestrian access" shall mean access available along a public sidewalk or path or private sidewalk or path unless otherwise approved by the Planning Director and Governing Body Engineer.

d. Distance between Uses (Minimum Separation)

When measuring the required distance between two (2) uses, the measurement shall be the shortest distance between the property lines of each use, unless otherwise specified in this Ordinance.

4.1.12 Signs Measurements

Measurements for signs are located in Sec. 9.9, Signs.

Sec. 4.2 Visibility Triangle

4.2.1 Purpose

The purpose of this Section is to promote the safety and general welfare of the public by establishing minimum requirements for the unobstructed vision at street intersections.

4.2.2 Applicability

The standards of this Section shall apply to all lots formed by the intersection of public/private rights-of-way, vehicular access easements, and/or driveways. The County Engineer or City Traffic Engineer may modify or eliminate the requirements for the visibility triangle where unusual topography, site conditions, historic development patterns or other circumstances would render full compliance unnecessary or inconsistent.

4.2.3 General

All grading, planting and development shall be executed in a manner that maintains clear visibility triangles at all intersections in accordance with current regulations and policies of the Georgia Department of Transportation, where applicable, and the Engineering Design Manual or equivalent for the Governing Body. A clear zone to allow unobstructed vision shall be provided between two (2) to 10 feet above grade.

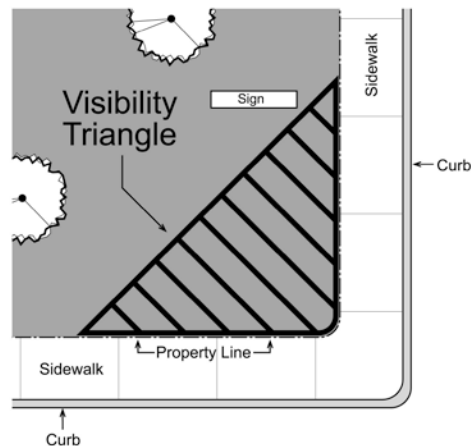


Figure 4.2-1
Visibility Triangle

Sec. 4.3 Exceptions and Modifications

4.3.1 Purpose

The purpose of this Section is to identify exceptions from the requirements of this Ordinance and to indicate when the requirements of this Ordinance may be modified.

4.3.2 Exceptions

a. Required Setbacks

Landscaping, fences and walls, other landscape features, mailboxes, and lighting fixtures may be located within any required setback or yard, except as otherwise established in this Ordinance.

b. Height

The maximum height limits of a zoning district or officially adopted height map shall not apply to following unless the structure is located within the Airport Overlay District prohibited elsewhere in this Ordinance.

- i. Spires, belfries, or cupolas; flagpoles; monuments; water tanks; fire towers; chimneys; vegetation;
- ii. Feed storage structures;
- iii. Parapet walls that are four (4) feet or less in height;
- iv. Elevator shafts and HVAC equipment that are eight (8) feet or less in height;
- v. Airport control towers provided that the heights of these structures or appurtenances thereto shall not exceed any height limitations prescribed by the Federal Aviation Agency or airport zoning regulations within the flight approach zone;
- vi. Broadcast transmission towers; or
- vii. Other similar structures which, by design or function, must exceed the established height limits.

4.3.3 Modifications

a. Features Allowed within Required Setbacks and Yards

i. Building Features

The following building features may encroach into a required setback or yard by the amount specified for each feature.

- (1) Chimneys may project not more than three (3) feet provided that such projection is at least five (5) feet from the property line.
- (2) Eave or roof overhangs may project up to two (2) feet provided that such extension is at least three (3) feet from the property line, its lower edge is at least eight (8) feet above the ground elevation and is located at least five (5) feet from any other building or eave.
- (3) Bay windows that are less than 10 feet wide may project not more than three and one-half (3.5) feet provided that such projection is at least three (3) feet from the property line.
- (4) Awnings shall be a minimum of eight (8) feet clear height above ground elevation.
- (5) Balconies may project up to four (4) feet provided that such projection is at least five (5) feet from a common lot line. The lower edge of any balcony shall be at least 10 feet above the ground elevation.

- (6) Sills, belt courses and other ornamental features may project up to two (2) feet.
- (7) Fire escapes may project up to two (2) feet.
- ii. Porches, Decks and Patios
 - (1) Unenclosed patios or decks may project no more than 20% into a required side setback provided that such projection is at least three (3) feet from the property line. Within the rear yard, unenclosed patios or decks can project up to five (5) feet into the required rear yard setback.
 - (2) Covered, unenclosed porches may project no more than eight (8) feet into a required front setback provided that such projection is at least three (3) feet from the property line.
 - (3) Stoops may project into a side or rear setback provided that such projection is at least three (3) feet from the property line.
- iii. Mechanical Equipment

Air-conditioning, mechanical, electrical and plumbing equipment located at or above ground level or elevated due to FEMA elevation requirements may be located up to three (3) feet from any property line.
- iv. Pedestrian Bridges and Building Connections

Pedestrian bridges, breezeways, building connections and supports of these structures, upon findings by the Planning Director that the connecting feature is necessary to provide safe pedestrian access.
- v. Driveways

Driveways, provided that, to the extent practicable, they extend across rather than along the front yard setback area, and shall be no closer than [X] feet from the property line. For lots less than [X] feet wide, the driveway may be located [X] from the property line.
- vi. Signs

Signs in conformance with the standards in Sec. 9.9, Signs.
- vii. Accessory Buildings and Structures

Accessory buildings and structures shall not be erected or placed closer than five (5) feet from rear and side (interior) yard lot lines unless otherwise established by this Ordinance.

Comment [m1]: Staff Note: This section still under development.