

**AN ORDINANCE AMENDING THE ZONING
ORDINANCE OF MADISON COUNTY, GEORGIA.**

For the purpose of promoting the health, safety, and general welfare of the present and future inhabitants of Madison County and to further the purposes of the Madison County Zoning Ordinance as set forth therein, the Board of Commissioners of Madison County does hereby ordain and enact into law the following changes to the Subdivision Regulations.

ITEM ONE.

Section 7.7 - Lot Requirements

Shall read as follows:

1. Except as provided for in Article V of these regulations, the minimum road frontage for lots abutting a cul-de-sac turn around (including “eyebrows”) maybe reduced to a minimum of sixty (60) feet provided the lot width at the building line is the same or greater than the appropriate distance specified in Article VIII of the zoning ordinance under the table heading “Area, Yard and Height Requirements.”
2. The following land areas are not considered as part of a lot when calculating the required minimum lot size for subdivision of ~~one (1)~~ one and half (1.5) acre lots or less: rights of way, easements, (such as power lines, pipe lines, or other utilities) bodies of water, flood plains, land within fifty (50) feet of a lake, river, stream, wetland or other bodies of water, and similar limiting factors. ~~Subdivision lots greater than calculating the minimum lot size for development.~~

ITEM TWO

This was Section 4.4 under Conservation Subdivisions. This now shall become part of Section 7.7 above.

3. Construction equipment and storage areas for construction material should be limited to building lots, and road right-of-way.
4. Minimum Lot Frontage (at the right-of-way): Not less than seventy-five (75) feet. Lots located on the turnaround of a cul-de-sac must have a minimum of forty (40) feet of street frontage (at the right-of-way) providing a front building line is designated on the site plan for such a lot and the width of the lot at this building line is at least equal to the minimum frontage requirement of seventy-five (75’) feet.
5. Easements may be granted for utilities including: water, natural gas, sewer lines, septic tank fields, electricity and telecommunications lines; construction, drainage; maintenance, pedestrians trails and other public purposes; ~~not for the purpose of creating landlocked lots.~~ One easement or private drive is allowed to serve four (4) lots.
6. “Flag” lots may be permitted to provide more efficient utilization of space consistent with ~~conservation~~ traditional design standards and objectives.
7. The front or rear face of a dwelling unit must be not less than ~~fifty (50)~~ forty (40) feet from the front or rear face of another dwelling unit. The side face of a residential structure must be not less than ~~twenty (20)~~ thirty (30) feet from the side face of another such building and not less than forty (40) feet from the front or rear face of another such building. This standard does not preclude the use of zero lot lines for single family and duplex residential dwellings. If the dwelling unit is set on the side lot line (i.e. zero lot line), a five-foot maintenance easement must be provided on the adjacent property along the lot line, for necessary maintenance of the building wall.

8. No dwelling unit must be situated so as to face the rear of another dwelling unit within the subdivision unless terrain differences or screening will provide effective visual separation. Preservation of natural woodland is the preferred method of screening. If a woodland buffer strip is preserved, all diseased, dangerous or decayed growth shall be removed.
9. The front, side and rear setback lines must be shown on the Final Plat.

ITEM THREE

Section 7.7 (10) to read as follows: All homes are to be site built and must be built on Concrete foundation, (slab or crawl space.)

ITEM FOUR

ARTICLE IV, CONSERVATION SUBDIVISIONS; To be deleted in its entirety.

ITEM FIVE

All overlay districts are to be deleted from any subdivision requirements.

ITEM SIX

Should any sentence, section, subsection or provision of this Resolution or application thereof be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Subdivision Regulations of Madison County, as amended, as a whole nor any part thereof that is not specifically declared to be invalid or unconstitutional.

ITEM SEVEN

This amendment of the Subdivision Regulations of Madison County, Georgia, shall take effect and shall be enforced from and after the date of its adoption, the public welfare demanding it.

Approved by the Madison County Board of Commissioners on the 10th day of July, 2017.

BOARD OF COMMISSIONERS, MADISON COUNTY, GEORGIA

By: John D. Scarborough
John D. Scarborough, Chairman

ATTEST:

Rhonda S. Wooten
Rhonda S. Wooten, County Clerk