

**ARTICLE 13
REQUIREMENTS FOR SPECIFIC
RESIDENTIAL PRINCIPAL BUILDINGS AND USES**

- Sec. 13.1. Community Recreation Facility.
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Sec. 13.1. Commercial Recreation Facility.

Within a residential subdivision or multiple-family residential development, community recreation facilities as defined by this Zoning Ordinance must be platted when a part of a subdivision or part of the site plan approval for a multiple-family residential development. Community recreation facilities shall be subject to the following requirements:

- (a) Exterior lighting. If lighted, exterior lighting shall require a lighting plan to be submitted and approved prior to installation. See Article 23 of this Zoning Ordinance.
- (b) Swimming Pools and Tennis Courts. Swimming pools and tennis courts shall be setback a minimum of twenty-five (25) feet from all property lines of the tract of land devoted to community recreation, with a minimum ten (10) foot wide landscape strip along all property lines of said tract. See Article 20 of this Zoning Ordinance for landscape strip specifications.
- (c) Buildings. Buildings (excluding accessory structures) shall be setback a minimum of twenty-five (25) feet from the property line of the tract. If outdoor patios or decks are provided, they shall be located no closer than twenty-five (25) feet from the property line of the tract and a minimum ten (10) foot wide landscape strip shall be provided between said outdoor patio or deck and the property line or boundary of said tract. See Article 20 of this Zoning Ordinance for landscape strip specifications.
- (d) Parking. Parking shall be provided per the requirements of Article 22 of this Zoning Ordinance.

Sec. 13.2. Model Home.

A dwelling unit may be constructed and used as a model home or temporary office for the sale of lots under the following conditions:

- (a) Time of Construction. The model home is typically constructed before approval of a final plat, and hence the model home is the principal use of the entire unsubdivided parcel until the final plat is approved.
- (b) Location on a Lot. The model home shall be placed on a lot designated on the approved preliminary plat and shall be placed in a manner that meets the applicable zoning district dimensional requirements so that it complies at the time it is erected and when it is sold and/or converted for single-family residential use.

- (c) Sales. Sales shall be limited to the lots and buildings within the subdivision where the model home is located.
- (d) Certain Buildings Prohibited. A manufactured home or portable building shall not be used as a model home or temporary sales office.
- (e) Duration and Discontinuance. The use of the model home for a sales office shall be discontinued within 30 days after Certificates of Occupancy have been issued on 90 percent of the lots in the subdivision.
- (f) Parking and Accessibility. The model home shall comply with off-street parking and applicable accessibility standards.

Sec. 13.3. Multi-family Development.

- (a) Condominiums. If a condominium form of ownership is proposed, the development shall meet all current applicable state laws including the Georgia Condominium Act (O.C.G.A. 44-3-70 *et. seq.*). Proposed bylaws and the articles of incorporation for the condominium association shall be submitted with the application for development approval.
- (b) Laundry facilities. On-site accessory laundry facilities are permitted accessory uses for developments with 25 or more units.
- (c) Setbacks. Buildings within multi-family developments shall be subject to the setbacks for the entire lot as established in applicable zoning district dimensional requirements. There shall be no requirements for setbacks from private driveways within the multi-family development, except as may be determined by the Zoning Administrator to be essential to meet building or accessibility codes, to meet sight accessibility requirements for motorists and pedestrians, or other essential public safety considerations during the site plan review process.

Sec. 13.4. Relocated Residence.

A relocation permit is required to relocate a residential structure, whether it is to be moved out of or into the city limits. The relocation permit is not a building permit for the placement of the structure at a new location. The applicant shall include the following with the application for the relocation permit:

- (a) Picture. A photograph of the structure at its present location.
- (b) Existing Location. The current location (address and tax parcel number) where the structure is now located.
- (c) Proposed Location in City. If the structure is to be relocated inside the city limits, the proposed location (address and tax parcel number) of the structure. To ensure compliance with the applicable zoning district dimensional requirements, when the relocated residential structure is proposed to be located within the city limits, the Zoning Administrator shall require submission of the proposed location (address and tax parcel number) and a copy of the recorded plat of the lot on which the structure

will be placed (if none exists the applicant shall be required to comply with subdivision requirements of the city's Subdivision and Land Development Ordinance).

- (d) Floor Area. The total heated floor area of the existing structure and, if to be located within the city, the renovated structure.
- (e) Building Permit. A building permit shall be required.
- (f) Exterior Improvements. All exterior improvements to the structure once relocated shall be completed within six months of relocation.
- (g) Historic Preservation. If located or proposed to be located within a historic district as recognized in this Zoning Ordinance or other historic preservation ordinance of the city, there must be a copy of the approved Certificate of Appropriateness from the Historic Preservation Commission prior to relocating the residential structure.
- (h) Inspection. The Zoning Administrator shall inspect or arrange for the inspection of the structure for compliance with the minimum standards of the zoning district proposed for location and other applicable regulations and codes.

Sec. 13.5. Subdivision Entrance Monuments.

No subdivision entrance monument shall be permitted to be erected unless the subdivision entrance monument and the landscape surrounding the monument shall have been shown on plans submitted to and approved by the Zoning Administrator.

Sec. 13.6. Townhouses.

In zoning districts where permitted, fee-simple townhouses shall meet the following requirements:

- (a) Lot Frontage and Lot Width. Each platted lot shall have a minimum of twenty (20) feet of frontage on a public street or private road that meets public street standards, and each lot shall have a minimum lot width of twenty (20) feet.
- (b) Lot Size. The minimum size of a lot for each fee-simple townhouse lot (i.e., the extent of land owned by the owner of the unit) shall be 2,000 square feet in lot area.
- (c) Front Building Setbacks. There shall be a minimum twenty (20) foot front setback from any perimeter boundary of the fee-simple townhouse subdivision and a 30 foot front setback from any public or private street exterior to or within the subdivision.
- (d) Side Setbacks and Zero Lot Line. Zero lot line between units within the same building shall be permitted, subject to applicable fire and building codes.
- (e) Rear Setbacks. There shall be a minimum twenty (20) foot rear setback from townhouse lot boundaries for all buildings and structures, except when the rear property line abuts an alley, in which case no setback shall be required.

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- (f) Building Separation. There shall be a minimum building separation of twenty (20) feet between townhouse buildings.
- (g) Building Unit Offsets. To avoid a monotonous appearance, for any given building, no more than six (6) units may have common walls. Any building containing more than three (3) units with common walls must have the front façade and the roof of each attached unit distinct from the other through separation, staggering, or offsets in design.
- (h) Rear Access for Fire Protection. Townhouse developments shall be designed to provide proper access to all dwelling units for fire fighting purposes, as may be determined by applicable codes. Rear access, if required for fire fighting purposes may and is encouraged to be accomplished by alleys.
- (i) Subdivision Plat Approval. Each townhouse development or phase thereof shall require preliminary and final subdivision plat approval in accordance the City of Forsyth Subdivision and Land Development Ordinance.