

**1. Amend language in 119-2 by deleting and replacing the following for Guest House**

**Chapter 119 – Zoning, ARTICLE I. - IN GENERAL**

**Sec. 119-2. - Definitions.**

*Guest house* means an accessory building subordinate to a principal single-family dwelling used as a dwelling only for family members or guests. Guest house shall not have a separate driveway coming off of the county or state road from the principle residence and a secondary driveway coming off the principle driveway shall be a minimum of 100' from the right of way of the county or state road. The guest house will have to share the same electrical service as the principle single-family dwelling. The guest house will only be for non-commercial boarding of guests. The maximum size for a guest house is 750 heated square feet. A guest house is only allowed in Agricultural (AG) and Rural Residential (R-R). See section 119-269 (table of permitted uses) for info for guest house also.

**2. Amend the required lot width and road frontage for R-1 and RL-3 from 100 ft to 125 ft as shown below in the chart.**

**Chapter 119 – Zoning, ARTICLE I. - IN GENERAL**

**Sec. 119-244. - Development standards—Agriculture and residential districts.**

Item	AG	R-R	R-2	R-1	RL-1	RL-2	RL-3	V-P
Minimum heated floor area per dwelling unit	1,200 sf	1,200 sf	1,800 sf	1,800 sf	1,200 sf	1,800 sf	1,800 sf	750 sf
Minimum lot area without water or sewer	5 acres	3 acres	2 acres	1.2 acres	NA	NA	1 acre	NA
Minimum lot area with public/private water	5 acres	3 acres	2 acres	0.7 acre	NA**	½ Acre	1 acre	NA
Minimum lot area with public/private water and sewer	5 acres	3 acres	2 acres	0.7 acre	5,000 sf	½ acre	1 acre	4,000 sf
Minimum lot width	200 ft.	200 ft.	125 ft.	<b><u>125 ft.</u></b>	50 ft.	100 ft.	<b><u>125 ft.</u></b>	See section 119-295
Minimum road frontage (*Cul-de-sac lots 60 ft.)	200 ft.	200 ft.	125 ft.	<b><u>125 ft.</u></b>	50 ft.	100 ft.	<b><u>125 ft.</u></b>	See section 119-295

Minimum front yard arterial road	80 ft.	80 ft.	80 ft.	80 ft.	NA	80 ft.	80 ft.	80 ft.
Minimum front yard major collector	80 ft.	80 ft.	80 ft.	80 ft.	20 ft.	80 ft.	80 ft.	10 ft. store; 30 ft. others
Minimum front yard minor collector	30 ft.	30 ft.	30 ft.	30 ft.	20 ft.	30 ft.	30 ft.	0 ft. store; 20 ft. other
Minimum front yard local roads	30 ft.	30 ft.	30 ft.	30 ft.	20 ft.	30 ft.	30 ft.	0 ft. store; 20 ft. other
Minimum side yard	30 ft.	30 ft.	30 ft.	30 ft.	4 ft.	15 ft.	30 ft.	0 or 10 ft.
Minimum rear yard	50 ft.	50 ft.	30 ft.	30 ft.	30 ft.*	30 ft.*	30 ft.*	30 ft.
Compliance with architectural standards required?	No	No	No	No	No	No	No	No

;le=2;NA — Not allowed

;le=2;\*Rear yards that adjoin Jackson Lake will be measured from Georgia Power easement: 525 feet sea level plus 50 feet

;le=2;\*\*Water and sewage must meet approval of the county health department