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AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
August 16, 2018
7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Consideration of the Minutes of the meeting held on August 2, 2018.

OLD BUSINESS

2. Discussion of tourist accommodations.
3. Discussion of Amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-3. – Definitions, Sec. 110-79. - Accessory Structures and Uses, Sec. 110-125. – Agricultural-residential and Sec. 110-169. – Conditional Use Approval.

- f. *A-R bed and breakfast inn.* Allowed in the A-R zoning district.
1. Minimum lot size: ten (10) acres.
 2. The bed and breakfast inn shall be limited to no more than five guestrooms and no more than 10 occupants. Maximum permitted capacity shall be set by the Fayette County Health Department and/or Fayette County Fire Marshal, as applicable.
 3. Ownership.
 - i. If the A-R bed and breakfast inn is not owned by a corporation or partnership, the A-R bed and breakfast inn operator shall be the owner/occupant of the property.
 - ii. If the property and the A-R bed and breakfast inn business are owned by a corporation or partnership, the operator/occupant shall be an officer of the corporation or a partner in the case of a partnership.
 4. These facilities shall not be permitted on a lot which accesses a road designated as an internal local road by the county thoroughfare plan and/or the county engineer.
 5. These facilities shall meet the requirements of the County Code, [Chapter 8](#), Article VI, Tourist Accommodations.
 6. Adequate off-street parking shall be required. A prepared surface is not required for the parking areas. Parking areas shall be exempt from Nonresidential Development Landscape Requirements of the Fayette County Development Regulations.
- g. *A-R wedding/event facility.* The facility shall be utilized for private and public weddings and events by a third party who provides some form of consideration to the owner or his/her agent. The facility shall not be utilized for concerts, sporting events, or vehicle racing. A horse show, rodeo, carnival, community fair, and/or religious tent meeting shall also be allowed as regulated in this article and this section and the most restrictive conditions shall apply. Allowed in the A-R zoning district.
1. Minimum lot size: fifteen acres.
 2. These facilities shall not be permitted on a lot which accesses a road designated as an internal local road by the county thoroughfare plan and/or the county engineer.
 3. Facilities which access an unpaved county-maintained road are limited to 12 weddings/events per calendar year. A wedding/event permit from the planning and zoning department is required prior to holding the wedding/event.
 4. A minimum 100 foot setback shall separate all buildings and areas utilized for weddings and events from any abutting residential zoning district. Otherwise all buildings and areas utilized for weddings and events shall meet the minimum A-R setbacks.
 5. Adequate off-street parking shall be required and a 50-foot setback shall separate parking areas from any abutting residential zoning district. A prepared surface is not required for the parking areas. However, any parking area with a prepared surface shall comply with article VIII. Off-street parking and service requirements of the development regulations and must be depicted on a sketch, drawn to scale on a survey of the lot. Grassed and gravel parking areas shall be

exempt from nonresidential development landscape requirements of the county development regulations. The following is required for gravel parking areas:

- (i) Exterior and interior parking aisles shall be terminated at both ends by a landscape island.
- (ii) Landscape islands shall be provided for each 150 feet of continuous parking length.
- (iii) One canopy tree, six feet high at planting, is required per landscape island.

Paved parking areas shall meet the nonresidential development landscape requirements of the county development regulations.

- 6. Hours of operation for weddings and events shall be between the hours of 9:00 a.m. and 10:00 p.m. on weekdays and 9:00 a.m. and 11:00 p.m. on weekends. These hours of operation shall not limit the setup and cleanup time before and after the wedding or event.
- 7. All structures utilized for weddings and events shall meet all applicable building and fire codes.
- 8. Sanitation facilities shall be approved by the environmental health department.
- 9. Food service shall meet all state and local requirements.
- 10. Tourist accommodations shall not be allowed in conjunction with an A-R wedding and event facility **with exception of an A-R Bed and Breakfast that is compliant with Sec. 110-169., f. and County Code, Chapter 8, Article VI, Tourist Accommodations.**
- 11. Tents shall require county fire marshal approval, as applicable.
- 12. A site plan meeting the full requirements of the county development regulations is not required. A sketch, drawn to scale on a survey of the lot depicting all existing buildings and specific areas utilized for weddings and events shall be required. The survey shall also depict FEMA and MNGWPD floodplain and elevations, and watershed protection buffers and setbacks as applicable. In the event that 5,000 or more square feet of impervious surface is added in conjunction with a wedding and event facility, a site plan compliant with stormwater requirements of the county development regulations shall be required. The site will be exempt from the nonresidential development landscape requirements and tree retention, protection, and replacement of the county development regulations. A site located on a state route shall comply with the applicable transportation corridor overlay zone (Sec. [110-173](#)) with the exception of the architectural standards.

Sign Ordinance

- (a) Unless otherwise provided for herein, lots located in a residential zoning district shall be allowed no more than three freestanding signs and not more than one such sign can be permanent. The sign face shall not exceed six square feet in area or four feet in height. Sign structures shall not exceed five feet in height. Banners shall be exempt from this section. All permanent signs shall require a permit. If the sign or sign structure is attached to a decorative wall or fence, it shall be considered to be permanent and said decorative wall or fence must meet the requirements of section 110-72. Permanent signs shall not be internally illuminated. Temporary signs shall not be illuminated.

An A-R property which contains a permitted A-R Bed and Breakfast Inn shall be allowed one (1) free-standing sign in addition the aforementioned signs. The sign face shall not exceed 35 square feet in area or five feet in height. Sign structures shall not exceed six feet in height. The sign shall not be internally illuminated. The sign shall require a permit.

Tourist Accommodations

Sec. 8-210. - Alterations to structure and signs.

No exterior alterations may be made to a residence to indicate that it is being used as a tourist accommodation. An A-R property which contains a permitted A-R Bed and Breakfast Inn shall be allowed to have a sign (see Chapter 108 Signs.).

ZONING ORDINANCE

Sec. 110-3. Definitions

Residential A ~~accessory structure~~ means a ~~use or~~ structure customarily incidental and subordinate to the principal residential use ~~or structure~~ and located on the same lot as such principal residential use ~~or structure~~.

Lot, corner, means a lot located at the intersection of two ~~or more~~ streets.

Lot, flag, means a lot shaped like a flag on a pole with the pole portion of the lot fronting on a street and the flag portion being where the lot width is met.

Lot, landlocked, means a lot ~~of record~~ having no frontage on a street.

Lot width, ~~minimum,~~ means the required width of a lot as specified by a zoning district. ~~minimum distance between side lot lines either measured in a straight line parallel to the street right-of-way or tangent and perpendicular to the mid-point of the right-of-way in the case of the turnaround portion of a cul-de-sac along the front minimum building line (see graphic).~~

Principal structure front means the wall/plane of the principal structure in which the front door is located.

Setback means a required open space on a lot that is left unoccupied with structures and facilities, except as otherwise permitted herein. ~~the area as designated by this chapter in which a structure may not be erected, as measured from the property boundaries of the lot or from the buffer line if a buffer is required.~~

~~*Yard* means a required open space on a lot that is left unoccupied with structures and facilities, except as otherwise permitted herein.~~

Yard, front, means the area between a property line adjacent to a ~~thoroughfare street~~ and the ~~front~~ building line, extending the full width of the lot.

Yard, primary front, means on a corner lot, the area between a property line adjacent to a street and a line running parallel to the front plane of the principal structure, extending the full width of the lot.

Yard, rear, means the area between the rear property line and the rear ~~building line of the principal structure,~~ extending the full width of the lot.

Yard, secondary front, means on a corner lot, the area parallel to the street between a property line adjacent to a street and the principal structure outside of the primary front yard.

Yard, side, means the area between the side property line and the side ~~building line of the principal structure~~, extending from the front yard to the rear yard ~~or extending from a front yard to the side yard or front yard, in the case of a corner lot.~~

Sec. 110-65. - Reduction of lot area.

No lot shall be reduced in size so that the lot size, width, ~~or~~ depth, ~~size of yard setback, lot area per family~~, or any other requirement of this chapter is not maintained. This restriction shall not apply when a portion of a lot is acquired for a public purpose.

Sec. 110-71. - ~~Yard Setback~~ not to be encroached upon.

No ~~yard setback~~ shall be encroached upon or reduced in any manner except in conformity with the setback, off-street parking spaces, and such other regulations required for the zoning district in which such building is located. Landscaping, driveways, vehicle parking areas, multi-use path connections, walkways and associated steps, boat docks and bridges, retaining walls, walls and fences, curbs, and planted buffer strips shall not be construed to be encroachments.

Sec. 110-72. - Permitted encroachments of ~~yards and setbacks.~~

Architectural features connected to a structure such as cornices, eaves, steps, landings, ramps, gutters, and fire escapes may project not more than three feet beyond any required setback line, except where such projections would obstruct driveways. One flagpole per lot shall also be allowed to encroach into the front yard setback, provided it is not located within 15 feet of the right-of-way. Flagpoles which encroach the front yard setback shall be required to have a signed and sealed affidavit from an architect or engineer registered in the state with the actual location and setback of the flagpole and inspection approval of the footing to be submitted to the planning and zoning department prior to placement of the flagpole.

~~Sec. 110-73. -- Yard service, required open space to one building.~~

~~No part of any yard, other open space, or off-street parking or loading space required, about or in connection with, any building, structure, or use shall be included as part of a required yard, open space, off-street parking, or loading space similarly required for any other building, structure, or use except as provided herein.~~

Sec. 110-74. - Side and rear ~~setbacks yards~~ and buffers not required next to railroad. Within any nonresidential zoning district, side ~~setbacks yards~~, rear ~~setbacks yards~~, and buffers shall not be required adjacent to railroad rights-of-way.

Sec. 110-77. - Lot width, ~~minimum.~~

The lot width shall be met at the required setback ~~building line~~ and shall be ~~met~~ maintained for a depth of 80 feet. ~~On a lot where the lot width is not met at the required setback, the setback will then be where the lot width is met and said lot width shall be maintained for a depth of 80 feet. Lot width shall be determined as the distance between lot lines either measured in a straight line parallel to the adjoining street right-of-way or~~

tangent and perpendicular to the mid-point of the right-of-way in the case of the turnaround portion of a cul-de-sac along the front minimum building line (see graphic). The principal structure shall be constructed within this area ~~provided the required setbacks are met~~. Accessory structures do not have to comply with the lot width at the building line; however, they shall comply with the required setbacks and location requirements.

Sec. 110-79. – Residential Accessory structures and their uses.(Note: accessory structure will be changed to residential accessory structure throughout the zoning ordinance.)

(a) The following residential accessory structures and uses are permitted in A-R, ~~and~~ all residential zoning districts ~~and properties regulated under Sec. 110-169. - Conditional use approval - Single-family residence and residential accessory structures and/or uses.~~

~~These regulations shall not apply to farm outbuildings, including horse stables, auxiliary structures, and commercial greenhouses as are regulated as conditional uses under article Sec. 110-125. - A-R, Agricultural-Residential District and VII Sec. 110-169. - Conditional use approval of this chapter and shall be allowed in the A-R zoning district only One a semi-trailer may be utilized as a farm outbuilding as regulated under Sec. 110-125. - A-R, Agricultural-Residential District and horse quarters (as regulated under Sec, 110-169). provided the property is zoned A-R and the semi-trailer is being used to store agricultural items.~~ These regulations shall not apply to structures associated with these nonresidential uses allowed in A-R and residential zoning districts.

(c) *Number and size*

(3) A well/pump house, dog house, or playhouse consisting of 70 square feet or less; dog pen/run; swimming pool, hot tub, or recreational court; aircraft hangar, farm outbuilding, greenhouse, horse stable, auxiliary structure ~~or one semi-trailer~~ (as regulated ~~in A-R~~ under ~~article V of this chapter~~ Sec. 110-125. - A-R, Agricultural-Residential District and VII Sec. 110-169. - ~~Conditional use approval~~); ground/pole-mounted solar panel consisting of less than 200 square feet or ground-mounted wind turbine/windmill; uncovered outdoor kitchen, fireplace; patio; underground storm shelter; ~~horse quarters (as regulated under Sec, 110-169 - Conditional use approval)~~; or beehive shall not be included in determining the number of accessory structures provided herein.

(d) Location on lot. Accessory structures shall conform to the dimensional requirements within each zoning district. ~~A well/pump house of 70 square feet or less may be located within the setbacks. No structure shall be located in the front yard except: a detached garage (see subsections (d)(1) and (2) of this section for requirements);~~

~~well/pump house consisting of 70 square feet or less; or farm outbuildings, including horse stables, auxiliary structures, and greenhouses located in an A-R zoning district, where the lot consists of five acres or more. A well/pump house of 70 square feet or less may be located within the setbacks.~~

- (e) *Accessory structures located in a front yard.* On a single frontage lot, the area between the street and the front building line shall be treated as a front yard with regard to the location of accessory structures. On a corner lot, the area between ~~both of~~ the streets and ~~both of~~ the front building lines shall be treated as a primary front yard ~~and~~ or a secondary front yard(s) with regard to the location of accessory structures. On a through lot, ~~only~~ the area between the street from which the lot is accessed and the front building line shall be treated as a front yard with regard to the location of accessory structures.

~~No residential accessory structure shall be located in a front yard except: a well/pump house consisting of 70 square feet or less; a detached garage on a single frontage lot, a through lot or in the primary front yard of a corner lot (see subsection (1) of this section for requirements); a residential accessory structure in a secondary front yard of a corner lot (see subsection (2) of this section for requirements); or a residential accessory structure on a lot in the A-R zoning district which consists of five or more acres.~~

- (1) *Detached garage located in the front yard of a single frontage lot, ~~and~~ a through lot, or a primary front yard on a corner lot.* ~~A detached~~ Said detached garage ~~located in the front yard~~ shall meet the following requirements:
- a. ~~Footprint shall not exceed 900 square feet.~~
 - b. The detached garage shall not be located ~~no~~ more than 35 feet from the principal structure;
 - c. The design of the detached garage shall match with the general residential architectural style inherent in the existing principal structure, including, but not limited to: roof pitch, roof facade, facade, residential windows, and residential doors. Elevation drawings denoting compliance with these requirements shall be submitted as part of the building permit application.
 - d. The detached garage shall have at least one opening for vehicular access.
 - e. The detached garage shall be connected to the principal structure by at least one of the following and elevation drawings denoting compliance with the following requirements shall be submitted as part of the building permit application:
 1. *An attached or detached breezeway.* Said breezeway shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached breezeway shall be constructed within six inches of the principal structure and the detached garage;
 2. *An attached raised deck.* Said attached raised deck shall be a minimum height of 15 inches. The deck shall have a minimum width

of six feet. Said deck shall have guard rails measuring a minimum of three feet in height; or

3. *An attached or detached pergola.* Said pergola shall consist of parallel colonnades supporting an open roof of beams and crossing rafters, shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached pergola shall be constructed within six inches of the principal structure and the detached garage.

~~(2) Detached garage located in the front yard of a corner lot. Accessory structure located in the secondary front yard of a corner lot.~~ When an accessory structure is located in a secondary front yard adjacent to a street that is designated as an Internal Local the required setback shall be increased by 20 feet.

~~a. Primary front yard. The location of the front door of the principal structure shall establish the primary front yard. If the front door is not oriented to a street, the driveway access shall be utilized to establish the primary front yard. The primary front yard is the area between the street and the front building line in which an accessory structure is prohibited, except in the case of a detached garage which shall comply with the requirements of a single frontage lot; and~~

~~b. Secondary front yard. Consequently, the other frontage shall be the secondary front yard. The secondary front yard is the area between the street and the front building line in which an accessory structure is prohibited, except in the case of a detached garage which shall comply with the following requirements:~~

~~1. Shall not exceed 900 square feet of floor area;~~

~~2. Located no more than 35 feet from the principal structure; and~~

~~(3) Architectural standards for a detached garage located in all front yards. The garage shall maintain a residential character. Elevation drawings denoting compliance with the following requirements shall be submitted as part of the building permit application:~~

~~a. The design of the garage shall match with the general architectural style inherent in the existing principal structure, including, but not limited to: roof pitch, roof facade, facade, residential windows, and residential doors.~~

~~b. The garage shall have at least one opening for vehicular access.~~

~~c. A separate electrical meter is not permitted, unless otherwise required per the building permits and inspections department.~~

~~d. The garage shall be connected to the principal structure by at least one of the following:~~

~~1. An attached or detached breezeway. Said breezeway shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached breezeway shall be constructed within six inches of the principal structure and the garage;~~

- ~~2. An attached raised deck. Said attached raised deck shall be a minimum height of 15 inches. The deck shall have a minimum width of six feet. Said deck shall have guard rails measuring a minimum of three feet in height; or~~
- ~~3. An attached or detached pergola. Said pergola shall consist of parallel colonnades supporting an open roof of beams and crossing rafters, shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached pergola shall be constructed within six inches of the principal structure and the garage.~~

(NOTE: All subsequent sections of the ordinance to be reordered as applicable.)

Sec. 110-125. - A-R, Agricultural-Residential District.

(b) Permitted uses. The following permitted uses shall be allowed in the A-R zoning district:

- (1) Single-family dwelling;
- (2) Accessory structures and uses (see article III of this chapter);
- (3) Growing of crops and the on-premises sale of produce and agricultural products, provided 50 percent of the produce/products sold shall be grown on-premises;
- (4) Plant nurseries and greenhouses (no sales of related garden supplies); ~~and~~
- (5) Raising of livestock; aquaculture, including pay fishing; apiary (all beehives shall comply with the required setbacks); and the sale thereof; ~~and~~
- (6) ~~One semi-trailer utilized as a farm outbuilding provided the property is a minimum of five (5) acres and the semi-trailer is only used to store agricultural items.~~

(e) *Special regulations.* Prior to the issuance of development and/or building permits, a site plan, ~~as applicable~~, shall be submitted to the zoning administrator and approved by the appropriate county officials. This requirement shall apply to all permitted uses and conditional uses allowed in the AR zoning district except single-family dwellings; ~~residential accessory buildings structures and uses~~; growing crops and the on-premises sale of produce at agricultural stands of 100 square feet or less of floor area; growing and seasonal sale of Christmas trees; plant nursery, landscape tree farm, or greenhouse operations existing prior to the effective date of June 26, 2003; and the raising and/or selling of livestock.

Sec. 110-169. - Conditional use approval.

- x. Farm outbuildings, including horse stables, auxiliary structures, and greenhouses. Allowed in the A-R zoning district. ~~These aforementioned buildings/structures shall be shall be exempt from Sec. 110-79. - Accessory structures and uses.~~
1. Farm outbuilding. All structures permitted in this category shall be structures related to a bona fide farming operation and shall be utilized as a barn for livestock, storing farm equipment, and any other agricultural purposes. ~~Farm outbuildings shall be exempt from architectural standards (see article III of this chapter).~~
 2. Greenhouses. All structures permitted in this category shall be structures related to a bona fide cultivation or production of landscape planting materials. ~~Greenhouses shall be exempt from architectural standards (see article III of this chapter).~~
 3. Horse stables. All structures permitted in this category shall be related to the bona fide shelter and/or boarding of horses. Riding lessons and boarding only shall be permitted; however, a site plan shall be required for these uses. ~~Horse stables are exempt from architectural standards (see article III of this chapter).~~
 4. Auxiliary structures. All structures permitted in this category shall comply with the following:
 - (i) Auxiliary structures shall be utilized for personal use only by the residents of the principal structure.
 - (ii) Auxiliary structures may be utilized as a noncommercial indoor training facility and/or artist studio.
 - (iii) For those uses that have the potential of generating noise levels audible to the adjacent properties acoustical treatment (soundproofing) shall be required to mitigate the volume of sound.
 - (iv) Commercial/retail activity shall not be permitted.
 - (v) An auxiliary structure shall not be utilized in conjunction with a home occupation.
 - ~~(vi) Auxiliary structures are exempt from architectural standards (see article III of this chapter).~~
 6. Lot size five to ten acres, one detached farm outbuilding, auxiliary structure, greenhouse, or horse stable consisting of a maximum of 3,600 square feet in

~~size. Farm outbuildings, auxiliary structures, horse stables and greenhouses may have plumbing and electricity, but shall not be used for residential purposes. Farm outbuildings, auxiliary structures, horse stables and greenhouses shall not be located within 100 feet of the principal residential structure or connected to any structures on site. Farm outbuildings, horse stables, and/or greenhouses may be constructed prior to the principal residential structure.~~

7. Farm outbuildings, auxiliary structures, horse stables and greenhouses may have plumbing and electricity, but shall not be used for residential purposes. Farm outbuildings, horse stables, and/or greenhouses may be constructed prior to the principal residential structure.

• SS.

SS. *Self-storage facility.* Allowed in M-1 and C-H zoning districts.

~~5. The accessory use of truck rental parking may be allowed within the front yard provided the landscaping along the front property line includes a two-foot berm with double the minimum planting requirements.~~

vv. Single-family residence and residential accessory structures ~~and/or their uses.~~ See ~~article III of this chapter.~~ Allowed in the C-C, C-H, L-C, M-1, M-2, O-I, G-B, and BTP zoning districts.

1. Said residence shall be a single-family detached residence.
2. Said residence shall not be less than 1,200 square feet, and said residence shall not be allowed in subdivision developments as defined in chapter 104, article XV.
3. All residential accessory structures shall comply with Sec. 110-179. - Residential accessory structures and their uses.

ZONING ORDINANCE

ARTICLE III. - GENERAL PROVISIONS

Sec. 110-106. Front, side and rear yards on a flag lot or a nonconforming landlocked lot.

~~Due to the various development patterns of flag lots in the past and their irregular shapes, and that nonconforming land locked lots have no road frontage, flag lots and nonconforming land locked lots shall not have a designated front, side or rear yard. All setbacks will be the distance of the side setback per the zoning district of the property or the required front setback per the zoning district of the property as measured from the closest right-of-way and whichever is greater shall apply. Minor Subdivision Plats and Final Plats containing flag lots which were recorded prior to the effective date of this section shall be required to be revised for this section to apply.~~

ZONING ORDINANCE

Sec. 110-3. *Definitions*

Lot, corner, means a lot located at the intersection of two or more streets.

Lot, flag, means a lot shaped like a flag on a pole with the pole portion of the lot fronting on a street and the flag portion being where the lot width is met.

Lot, landlocked, means a lot having no frontage on a street.

Lot width, means the required width of a lot as specified by a zoning district.

Principal structure front means the wall/plane of the principal structure in which the front door is located.

Residential accessory structure means a structure customarily incidental and subordinate to the principal residential use and located on the same lot as such principal residential use.

Setback means a required open space on a lot that is left unoccupied with structures and facilities, except as otherwise permitted herein.

Yard, front, means the area between a property line adjacent to a street and the front building line, extending the full width of the lot.

Yard, primary front, means on a corner lot, the area between a property line adjacent to a street and a line running parallel to the front plane of the principal structure, extending the full width of the lot.

Yard, rear, means the area between the rear property line and the rear of the principal structure, extending the full width of the lot.

Yard, secondary front, means on a corner lot, the area parallel to the street between a property line adjacent to a street and the principal structure outside of the primary front yard.

Yard, side, means the area between the side property line and the side of the principal structure, extending from the front yard to the rear yard or extending from a front yard to the side yard or front yard, in the case of a corner lot.

Sec. 110-65. - Reduction of lot area.

No lot shall be reduced in size so that the lot size, width, depth, setback, or any other requirement of this chapter is not maintained. This restriction shall not apply when a portion of a lot is acquired for a public purpose.

Sec. 110-71. - Setback not to be encroached upon.

No setback shall be encroached upon or reduced in any manner except in conformity with the setback, off-street parking spaces, and such other regulations required for the zoning district in which such building is located. Landscaping, driveways, vehicle parking areas, multi-use path connections, walkways and associated steps, boat docks and bridges, retaining walls, walls and fences, curbs, and planted buffer strips shall not be construed to be encroachments.

Sec. 110-72. - Permitted encroachments of setbacks.

Architectural features connected to a structure such as cornices, eaves, steps, landings, ramps, gutters, and fire escapes may project not more than three feet beyond any required setback line, except where such projections would obstruct driveways. One flagpole per lot shall also be allowed to encroach into the front yard setback, provided it is not located within 15 feet of the right-of-way. Flagpoles which encroach the front yard setback shall be required to have a signed and sealed affidavit from an architect or engineer registered in the state with the actual location and setback of the flagpole and inspection approval of the footing to be submitted to the planning and zoning department prior to placement of the flagpole.

Sec. 110-74. - Side and rear setbacks and buffers not required next to railroad.

Within any nonresidential zoning district, side setbacks, rear setbacks, and buffers shall not be required adjacent to railroad rights-of-way.

Sec. 110-77. - Lot width.

The lot width shall be met at the required setback and shall be maintained for a depth of 80 feet. On a lot where the lot width is not met at the required setback, the setback will then be where the lot width is met and said lot width shall be maintained for a depth of 80 feet. Lot width shall be determined as the distance between lot lines either measured in a straight line parallel to the adjoining street right-of-way or tangent and perpendicular to the mid-point of the right-of-way in the case of the turnaround portion of a cul-de-sac along the front minimum building line (see graphic).

The principal structure shall be constructed within this area. Accessory structures do not have to comply with the lot width at the building line; however, they shall comply with the required setbacks and location requirements.

Sec. 110-79. – Residential accessory structures and their uses.

(a) The following residential accessory structures and uses are permitted in A-R, all residential zoning districts and properties regulated under Sec. 110-169. - Conditional use approval - Single-family residence and residential accessory structures.

- (1) Well/pump house;
- (2) Guesthouse;
- (3) Greenhouse, permanent or temporary (see (n) temporary greenhouse);
- (4) Swimming pool, hot tub, pool deck, pool equipment enclosure, and pool screen enclosure;
- (5) Garage;
- (6) Recreational court;
- (7) Gazebo;
- (8) Cabana/pool house, boat house, covered patio, and covered deck;
- (9) Storage building;
- (10) Carport;
- (11) Solar panel (ground-mounted);
- (12) Wind turbine/windmill (ground-mounted);

- (13) Aircraft hangar, detached (see article V of this chapter);
- (14) Dog house and dog pen/run;
- (15) Playhouse;
- (16) Outdoor kitchen and/or fireplace;
- (17) Patio; and
- (18) Underground storm shelter.

These regulations shall not apply to farm outbuildings, including horse stables, auxiliary structures, and commercial greenhouses as regulated under Sec. 110-125. - A-R, Agricultural-Residential District and Sec. 110-169. - Conditional use approval of this semi-trailer utilized as a farm outbuilding as regulated under Sec. 110-125. - A-R, Agricultural-Residential District and horse quarters (as regulated under Sec. 110-169- Conditional use approval). These regulations shall not apply to structures associated with nonresidential uses allowed in A-R and residential zoning districts.

- (b) *Structure limitations.* Construction of a residential accessory structure shall occur concurrently with or after the construction of the principal structure. Residential accessory structures shall not be used as dwelling units or for lodging purposes, except a guesthouse.
- (c) *Number and size.* The number and size of residential accessory structures shall conform to the requirements described herein.
 - (1) Residential accessory structures shall be limited to one of the following options:
 - a. Two residential accessory structures, per individual lot, that shall not exceed a combined total footprint of 1,800 square feet or a combined total footprint of 3,600 square feet on a lot with a minimum of five acres and a minimum contiguous area of two acres clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, 100-year floodplain area, and easements of any kind. One of these residential accessory structures may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. An residential accessory structure combined with a guesthouse, under this option, shall be deemed as one residential accessory structure;
 - b. One residential accessory structure, per individual lot, footprint not to exceed 1,800 square feet. This residential accessory structure may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. An residential accessory structure combined with a guesthouse, under this option, shall be deemed as one residential accessory structure; or
 - c. One residential accessory structure, per individual lot with a minimum of five acres and a minimum contiguous area of two acres clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, 100-year floodplain area, and easements of any kind, footprint not to exceed 3,600 square feet. This residential accessory structure may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. A residential accessory structure combined with a guesthouse, under this option, shall be deemed as one residential accessory structure. Under this option, a residential accessory structure shall be located only to the rear of the principal structure.
 - (2) At least 50 percent of the square footage of a residential accessory structure building shall be fully enclosed, except as otherwise provided herein. Said enclosed area shall be surrounded by connecting adjacent walls constructed of solid materials attached to the foundation and roof.
 - (3) A well/pump house, dog house, or playhouse consisting of 70 square feet or less; dog pen/run; swimming pool, hot tub, or recreational court; aircraft hangar, farm outbuilding, greenhouse, horse stable, auxiliary structure or one semi-trailer (as regulated under Sec. 110-125. - A-R, Agricultural-Residential District and VII Sec. 110-169. - Conditional use approval); ground/pole-mounted solar panel consisting of less than 200 square feet or

ground-mounted wind turbine/windmill; uncovered outdoor kitchen, fireplace; patio; underground storm shelter; horse quarters (as regulated under Sec, 110-169 - Conditional use approval); or beehive shall not be included in determining the number of residential accessory structures provided herein.

- (d) *Location on lot.* Residential accessory structures shall conform to the dimensional requirements within each zoning district. A well/pump house of 70 square feet or less may be located within the setbacks.
- (e) *Residential accessory structures located in a front yard.* On a single frontage lot, the area between the street and the front building line shall be treated as a front yard with regard to the location of accessory structures. On a corner lot, the area between the streets and the front building lines shall be treated as a primary front yard or secondary front yard(s) with regard to the location of accessory structures. On a through lot, only the area between the street from which the lot is accessed and the front building line shall be treated as a front yard with regard to the location of accessory structures.

No residential accessory structure shall be located in a front yard except: a well/pump house consisting of 70 square feet or less; a detached garage on a single frontage lot, a through lot or in the primary front yard of a corner lot (see subsection (1) of this section for requirements); a residential accessory structure in a secondary front yard of a corner lot (see subsection (2) of this section for requirements); or a residential accessory structure on a lot in the A-R zoning district which consists of five or more acres.

- (1) *Detached garage located in the front yard of a single frontage lot, a through lot, or a primary front yard on a corner lot.* Said detached garage shall meet the following requirements:
 - a. The detached garage shall not be located more than 35 feet from the principal structure;
 - b. The design of the detached garage shall match with the general residential architectural style inherent in the existing principal structure, including, but not limited to: roof pitch, roof facade, facade, residential windows, and residential doors. Elevation drawings denoting compliance with these requirements shall be submitted as part of the building permit application.
 - c. The detached garage shall have at least one opening for vehicular access.
 - d. The detached garage shall be connected to the principal structure by at least one of the following and elevation drawings denoting compliance with the following requirements shall be submitted as part of the building permit application:
 - 1. *An attached or detached breezeway.* Said breezeway shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached breezeway shall be constructed within six inches of the principal structure and the detached garage;
 - 2. *An attached raised deck.* Said attached raised deck shall be a minimum height of 15 inches. The deck shall have a minimum width of six feet. Said deck shall have guard rails measuring a minimum of three feet in height; or
 - 3. *An attached or detached pergola.* Said pergola shall consist of parallel colonnades supporting an open roof of beams and crossing rafters, shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached pergola shall be constructed within six inches of the principal structure and the detached garage.

- (2) *Accessory structure located in the secondary front yard of a corner lot.* When an accessory structure is located in a secondary front yard adjacent to a street that is designated as an Internal Local the required setback shall be increased by 20 feet
- (f) *Guesthouses.* Only one guesthouse is allowed per individual lot. Any living area included in a residential accessory structure is a guesthouse. A guesthouse shall not be used as tenant space. A guesthouse shall not exceed 700 square feet of heated and finished floor area.
- (g) *Architectural standards.* All residential accessory structures of 200 square feet or greater, except a detached garage located in the front yard, shall be constructed in a residential character consisting of a facade of fiber-cement siding, wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, stucco, or synthetic stucco, or finished/baked enamel aluminum/metal siding which establishes a horizontal pattern. These standards shall not apply to an addition to an existing residential accessory structure that is nonconforming in terms of these standards. Any addition to an existing nonconforming residential accessory structure shall match the architectural design of the existing nonconforming residential accessory structure. Elevation drawing denoting compliance shall be submitted as part of the building permit application.
- (h) *Temporary residential accessory storage.* Portable on-demand storage units are only allowed on a temporary basis and only in conjunction with an ongoing a renovation project for the purpose of storage of household items for a period not to exceed one year. Portable on-demand storage units are defined as any container, storage unit, or other portable structure, other than an residential accessory building or shed complying with all building codes used to store household items. Only two portable on-demand storage units are allowed per lot.
- (i) *Carport.* The carport shall be used to house motor vehicles and trailers only. Carports shall be constructed of the same material or types of material as the principal structure on the property, or of metal.
- (j) *Cabana/pool house, boat house, covered patio, and covered deck.* The cabana, covered patio, and covered deck may contain an outdoor kitchen, fireplace, spa/hot tub, bathroom/changing room, and/or pool pump/filter but shall not be utilized as a carport, garage, storage building, open storage, or living area. Said structures shall, at a minimum, consist of a roof with supporting posts/columns, not to exceed one story, and comply with the architectural standards for an residential accessory structure 200 square feet or greater.
- (k) *Swimming pool, pool deck, pool equipment enclosure, and pool screened enclosure.* The pool deck, pool equipment enclosure, and pool screened enclosure shall comply with the required setbacks. A pool screen enclosure shall be constructed with insect screening commonly made of plastic, aluminum, or similar lightweight material and shall be exempt from the architectural requirements herein.
- (l) *Solar panels (ground-mounted).* Ground-mounted solar panels shall be limited to three per lot, the total cumulative square footage of ground-mounted solar panels shall not exceed 900 square feet, shall not exceed ten feet in height, shall comply with the required setbacks, and shall comply with the location of an residential accessory structure/use. Ground-mounted solar panels consisting of less than 200 cumulative square feet shall not count toward the number of residential accessory structures/uses. Ground-mounted solar panels consisting of 200 cumulative square feet up to a maximum of 900 cumulative square feet shall be counted as one residential accessory structure/use.
- (m) *Wind turbines/windmill (ground-mounted).* Wind turbines/windmills shall not exceed 70 feet in height. The setbacks shall be equal to the height of the wind turbine, including the blades, or the applicable zoning district setbacks, whichever are greater. Each lot is limited to one ground-mounted wind turbine/windmill. The ground-mounted wind turbine/windmill shall not count toward the number of residential accessory structures/uses. All anchors for guyed towers shall meet the setbacks for the applicable zoning districts.
- (n) *Nonconformance.* All residential accessory structures or uses which had a building permit issued prior to January 24, 2008, are legally nonconforming and shall be allowed to be maintained and

rebuilt to current size and in the existing location. All residential accessory structures or uses permitted after January 24, 2008, shall comply with the current requirements.

- (o) *Temporary greenhouse.* Temporary greenhouses shall not exceed ten feet in height. Each lot is limited to one temporary greenhouse. The side yard setback shall be a minimum of 30 feet or the minimum side yard setback of the applicable zoning district, whichever is greater, and the rear yard setback shall be a minimum of 50 feet or the minimum rear yard setback of the applicable zoning district, whichever is greater. The maximum square footage for temporary greenhouses shall be as follows:

Acreage	Square Feet
< 2	600
2 to < 3	800
3 to < 4	1,000
4 to < 5	1,200
5 or greater	2,400

Temporary greenhouses shall be maintained in good condition and the covering shall not be torn and tattered. Temporary greenhouses shall only be used for the purpose of growing or storing plants. Temporary greenhouses shall be exempt from subsections (c)(2) and subsection (f) of this section. One temporary greenhouse of 120 or less square feet on a lot shall not count toward the total square footage or number of residential accessory structures for that lot. Greenhouses built in the A-R zoning district as regulated under article V of this chapter shall be exempt from these requirements.

A temporary greenhouse permit will be required for all temporary greenhouses prior to construction. Scaled drawings shall be submitted to the planning and zoning department which shall include, but not be limited to: temporary greenhouse elevations including height and total square footage and location on the lot including the distance from the property lines.

Sec. 110-106. Front, side and rear yards on a flag lot or a nonconforming landlocked lot.

Due to the various development patterns of flag lots in the past and their irregular shapes, and that nonconforming land locked lots have no road frontage, flag lots and nonconforming land locked lots shall not have a designated front, side or rear yard. All setbacks will be the distance of the side setback per the zoning district of the property or the required front setback per the zoning district of the property as measured from the closest right-of-way and whichever is greater shall apply. Minor Subdivision Plats and Final Plats containing flag lots which were recorded prior to the effective date of this section shall be required to be revised for this section to apply.

Sec. 110-125. - A-R, Agricultural-Residential District.

- (a) *Description of district.* This district is composed of certain lands and structures having a very low density single-family residential and agricultural character and designed to protect against the depreciating effects of small lot, residential development and those uses which are incompatible with such a residential and agricultural environment.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the A-R zoning district:
- (1) Single-family dwelling;
 - (2) Accessory structures and uses (see article III of this chapter);
 - (3) Growing of crops and the on-premises sale of produce and agricultural products, provided 50 percent of the produce/products sold shall be grown on-premises;
 - (4) Plant nurseries and greenhouses (no sales of related garden supplies);
 - (5) Raising of livestock; aquaculture, including pay fishing; apiary (all beehives shall comply with the required setbacks); and the sale thereof; and
 - (6) One semi-trailer utilized as a farm outbuilding provided the property is a minimum of five (5) acres and the semi-trailer is only used to store agricultural items.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the A-R zoning district provided that all conditions specified in article VII of this chapter. Conditional uses, nonconformances, transportation corridor overlay zone, and commercial development standards are met:
- (1) Aircraft landing area;
 - (2) Animal hospital, kennel or veterinary clinic;
 - (3) A-R bed and breakfast inn;
 - (4) A-R wedding/event facility;
 - (5) Cemetery;
 - (6) Church and/or other place of worship;
 - (7) Colleges and university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and/or stadium;
 - (8) Commercial driving range and related accessories;
 - (9) Child care facility;
 - (10) Deer processing facility.
 - (11) Developed residential recreational/amenity areas;
 - (12) Farm outbuildings, including horse stables, auxiliary structures, and greenhouses (permanent or temporary);
 - (13) Golf course (minimum 18-hole regulation) and related accessories;
 - (14) Home occupation;
 - (15) Horse show, rodeo, carnival, and/or community fair;
 - (16) Hospital;
 - (17) Kennel (see animal hospital, kennel, and/or veterinary clinic);
 - (18) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium;
 - (19) Processing, packaging, or handling of perishable agricultural products (i.e. fruits and vegetables) which are grown on premises;

- (20) Recreation centers and similar institutions owned by nonprofit organizations as so registered with the state secretary of state office;
 - (21) Religious tent meeting; and
 - (22) Shooting range, outdoor.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the A-R zoning district shall be as follows:
- (1) Lot area: 217,800 square feet (five acres).
 - (2) Lot width: 250 feet.
 - (3) Floor area: 1,200 square feet.
 - (4) Front yard setback:
 - a. Major thoroughfare:
 - 1. Arterial: 100 feet.
 - 2. Collector: 100 feet.
 - b. Minor thoroughfare: 75 feet.
 - (5) Rear yard setback: 75 feet.
 - (6) Side yard setback: 50 feet.
 - (7) a. 35 feet as defined in article III of this chapter.
 - b. The limitation on height shall not apply to agricultural structures such as storage barns, silos, or other types of structure not normally designed for human occupation except that when an agricultural structure exceeds the maximum building height the minimum distance from property lines to any building shall be increased one foot for every two feet or part thereof of building height over 35 feet.
- (e) *Special regulations.* Prior to the issuance of development and/or building permits, a site plan, as applicable, shall be submitted to the zoning administrator and approved by the appropriate county officials. This requirement shall apply to all permitted uses and conditional uses allowed in the AR zoning district except single-family dwellings; residential accessory structures; growing crops and the on-premises sale of produce at agricultural stands of 100 square feet or less of floor area; growing and seasonal sale of Christmas trees; plant nursery, landscape tree farm, or greenhouse operations existing prior to the effective date of June 26, 2003; and the raising and/or selling of livestock.

Sec. 110-169. - Conditional use approval.

- x. Farm outbuildings, including horse stables, auxiliary structures, and greenhouses. Allowed in the A-R zoning district. These aforementioned buildings/structures shall be shall be exempt from Sec. 110-79. - Accessory structures and uses.
 - 1. Farm outbuilding. All structures permitted in this category shall be structures related to a bona fide farming operation and shall be utilized as a barn for livestock, storing farm equipment, and any other agricultural purposes.
 - 2. Greenhouses. All structures permitted in this category shall be structures related to a bona fide cultivation or production of landscape planting materials.
 - 3. Horse stables. All structures permitted in this category shall be related to the bona fide shelter and/or boarding of horses. Riding lessons and boarding only shall be permitted; however, a site plan shall be required for these uses.

4. Auxiliary structures. All structures permitted in this category shall comply with the following:
 - (i) Auxiliary structures shall be utilized for personal use only by the residents of the principal structure.
 - (ii) Auxiliary structures may be utilized as a noncommercial indoor training facility and/or artist studio.
 - (iii) For those uses that have the potential of generating noise levels audible to the adjacent properties acoustical treatment (soundproofing) shall be required to mitigate the volume of sound.
 - (iv) Commercial/retail activity shall not be permitted.
 - (v) An auxiliary structure shall not be utilized in conjunction with a home occupation.
 6. Lot size five to ten acres, one detached farm outbuilding, auxiliary structure, greenhouse, or horse stable consisting of a maximum of 3,600 square feet in size.
 7. Farm outbuildings, auxiliary structures, horse stables and greenhouses may have plumbing and electricity, but shall not be used for residential purposes. Farm outbuildings, horse stables, and/or greenhouses may be constructed prior to the principal residential structure.
- vv. Single-family residence and residential accessory structures. Allowed in the C-C, C-H, L-C, M-1, M-2, O-I, G-B, and BTP zoning districts.
1. Said residence shall be a single-family detached residence.
 2. Said residence shall not be less than 1,200 square feet, and said residence shall not be allowed in subdivision developments as defined in chapter 104, article XV.
 3. All residential accessory structures shall comply with Sec. 110-179. - Residential accessory structures and their uses.

Sec. 110-125. - A-R, Agricultural-Residential District.

- (a) *Description of district.* This district is composed of certain lands and structures having a very low density single-family residential and agricultural character and designed to protect against the depreciating effects of small lot, residential development and those uses which are incompatible with such a residential and agricultural environment.
- (b) *Permitted uses.* The following permitted uses shall be allowed in the A-R zoning district:
- (1) Single-family dwelling;
 - (2) Accessory structures and uses (see article III of this chapter);
 - (3) Growing of crops and the on-premises sale of produce and agricultural products, provided 50 percent of the produce/products sold shall be grown on-premises;
 - (4) Plant nurseries and greenhouses (no sales of related garden supplies); and
 - (5) Raising of livestock; aquaculture, including pay fishing; apiary (all beehives shall comply with the required setbacks); and the sale thereof.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the A-R zoning district provided that all conditions specified in article VII of this chapter. Conditional uses, nonconformances, transportation corridor overlay zone, and commercial development standards are met:
- (1) Aircraft landing area;
 - (2) Animal hospital, kennel or veterinary clinic;
 - (3) A-R bed and breakfast inn;
 - (4) A-R wedding/event facility;
 - (5) Cemetery;
 - (6) Church and/or other place of worship;
 - (7) Colleges and university, including, but not limited to: classrooms, administration, housing, athletic fields, gymnasium, and/or stadium;
 - (8) Commercial driving range and related accessories;
 - (9) Child care facility;
 - (10) Deer processing facility.
 - (11) Developed residential recreational/amenity areas;
 - (12) Farm outbuildings, including horse stables, auxiliary structures, and greenhouses (permanent or temporary);
 - (13) Golf course (minimum 18-hole regulation) and related accessories;
 - (14) Home occupation;
 - (15) Horse show, rodeo, carnival, and/or community fair;
 - (16) Hospital;
 - (17) Kennel (see animal hospital, kennel, and/or veterinary clinic);
 - (18) Private school, including, but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and stadium;
 - (19) Processing, packaging, or handling of perishable agricultural products (i.e. fruits and vegetables) which are grown on premises;
 - (20) Recreation centers and similar institutions owned by nonprofit organizations as so registered with the state secretary of state office;

- (21) Religious tent meeting; and
 - (22) Shooting range, outdoor.
- (d) *Dimensional requirements.* The minimum dimensional requirements in the A-R zoning district shall be as follows:
- (1) Lot area: 217,800 square feet (five acres).
 - (2) Lot width: 250 feet.
 - (3) Floor area: 1,200 square feet.
 - (4) Front yard setback:
 - a. Major thoroughfare:
 - 1. Arterial: 100 feet.
 - 2. Collector: 100 feet.
 - b. Minor thoroughfare: 75 feet.
 - (5) Rear yard setback: 75 feet.
 - (6) Side yard setback: 50 feet.
 - (7) a. 35 feet as defined in article III of this chapter.
 - b. The limitation on height shall not apply to agricultural structures such as storage barns, silos, or other types of structure not normally designed for human occupation except that when an agricultural structure exceeds the maximum building height the minimum distance from property lines to any building shall be increased one foot for every two feet or part thereof of building height over 35 feet.
- (e) *Special regulations.* Prior to the issuance of development and/or building permits, a site plan shall be submitted to the zoning administrator and approved by the appropriate county officials. This requirement shall apply to all permitted uses and conditional uses allowed in the AR zoning district except single-family dwellings; accessory buildings and uses; growing crops and the on-premises sale of produce at agricultural stands of 100 square feet or less of floor area; growing and seasonal sale of Christmas trees; plant nursery, landscape tree farm, or greenhouse operations existing prior to the effective date of June 26, 2003; and the raising and/or selling of livestock.

(Code 1992, § 20-6-1; Ord. of 7-28-2011; Ord. No. 2012-09, § 4, 5-24-2012; Ord. No. 2012-13, § 4, 12-13-2012; Ord. No. 2012-14, § 3, 12-13-2012; Ord. No. 2014-19, § 6,7, 12-11-2014; Ord. No. 2015-05, § 2, 3-26-2015; Ord. No. 2016-12, § 3, 7-28-2016; Ord. No. 2017-04, § 2, 3-23-2017)

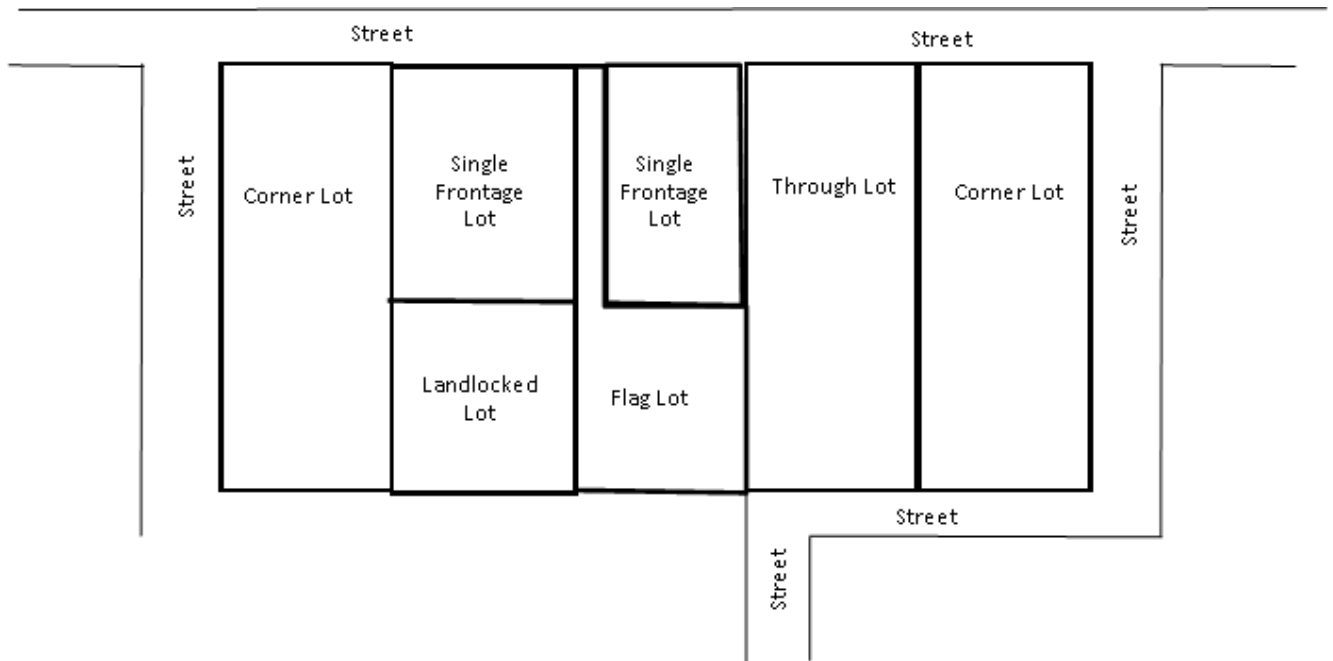


Residential Lot Configuration, Yard and Setback Illustrations

Fayette County Planning and Zoning Department
140 Stonewall Avenue West
Fayetteville, GA 30214
(770) 305-5421

The purpose of this brochure is to clarify and illustrate the various configurations, orientations and setbacks on residential lots as regulated in the Fayette County Zoning Ordinance and Fayette County Subdivision Regulations. The lot orientation determines the location of a front yard on a lot and front yards have significance in the placement of accessory structures and fences. The five basic lots configurations defined in the Fayette County Zoning Ordinance are as follows:

- *Lot, corner*, means a lot located at the intersection of two or more streets.
- *Lot, flag*, means a lot shaped like a flag on a pole with the pole portion of the lot fronting on a street.
- *Lot, landlocked*, means a lot having no frontage on a street.
- *Lot, single frontage*, means a lot which has frontage on only one street.
- *Lot, through*, means a lot, other than a corner lot, having frontage on more than one street.



Residential Lot Configuration, Yard and Setback Illustrations

The Fayette County Zoning Ordinance defines “yards” as follows:

- *Yard, front*, means the area between a property line adjacent to a street and the front building line, extending the full width of the lot.

- *Yard, primary front*, means on a corner lot, the area between a property line adjacent to a street and a line running parallel to the front plane of the principal structure, extending the full width of the lot.

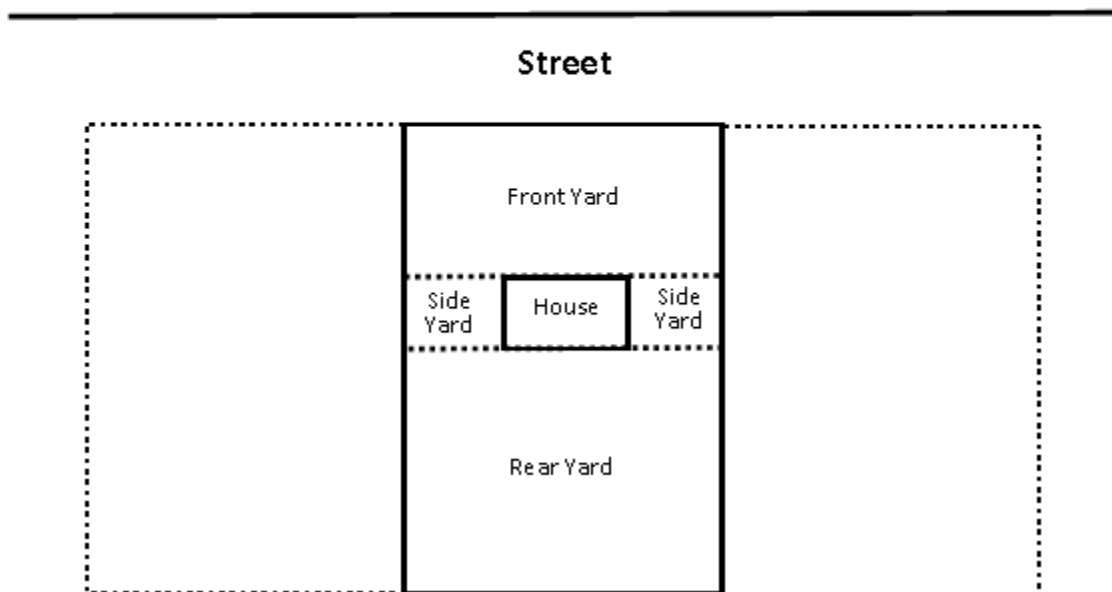
Yard, secondary front, means on a corner lot, the area parallel to the street between a property line adjacent to a street and the principal structure outside of the primary front yard.

Yard, side, means the area between the side property line and the side of the principal structure, extending from the front yard to the rear yard or extending from a front yard to the side yard or front yard, in the case of a corner lot.

- *Yard, rear*, means the area between the rear property line and the rear of the principal structure, extending the full width of the lot.

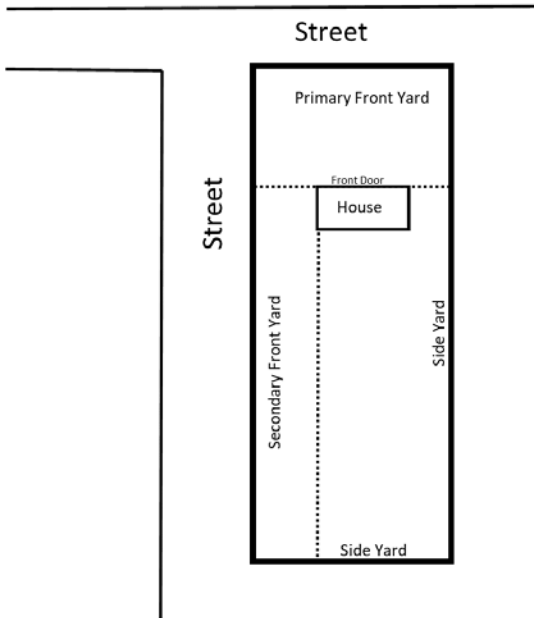
The following illustrations depict the yards defined above on the various lot configurations defined above:

Single Frontage Lot

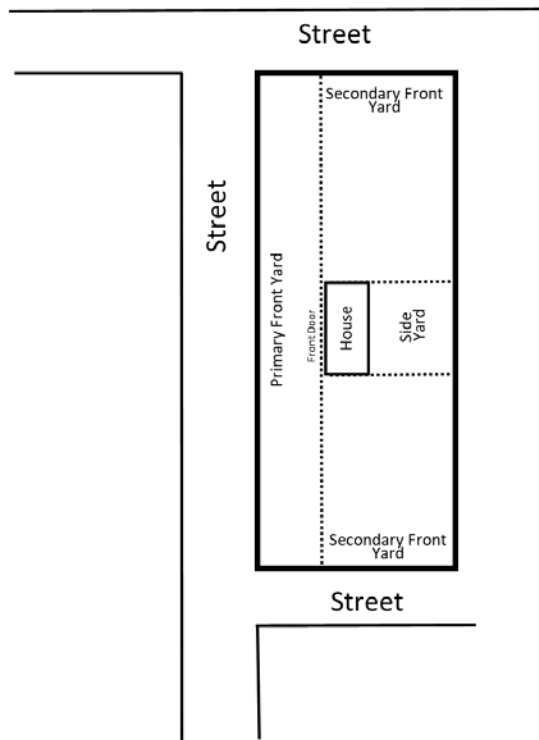


Residential Lot Configuration, Yard and Setback Illustrations

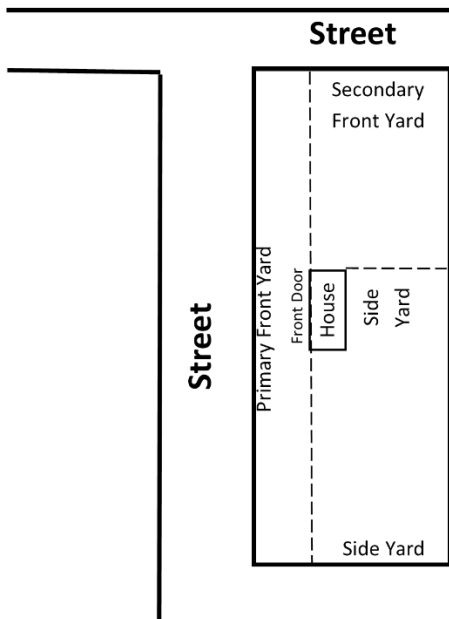
Corner Lot



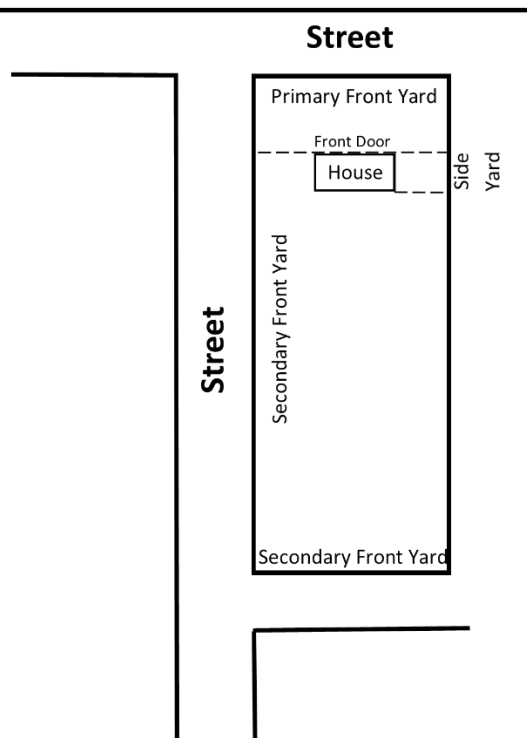
Corner Lot



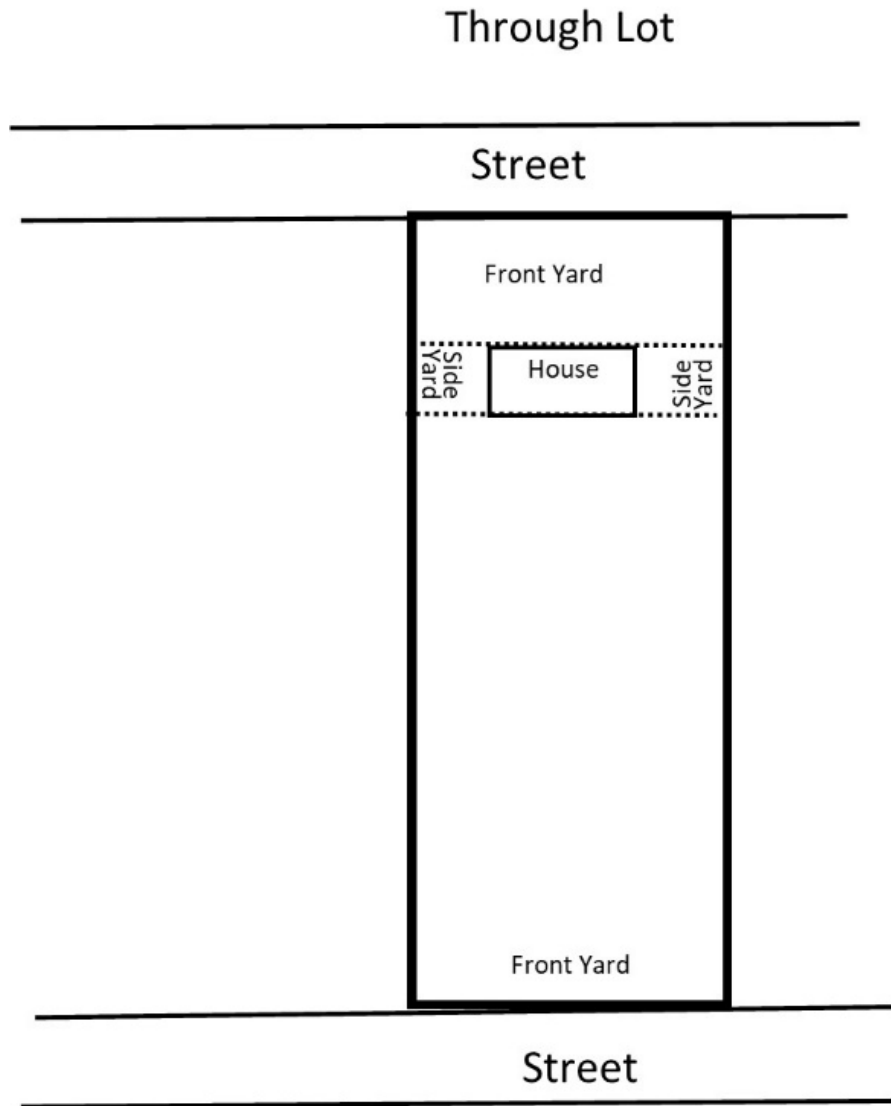
Corner Lot



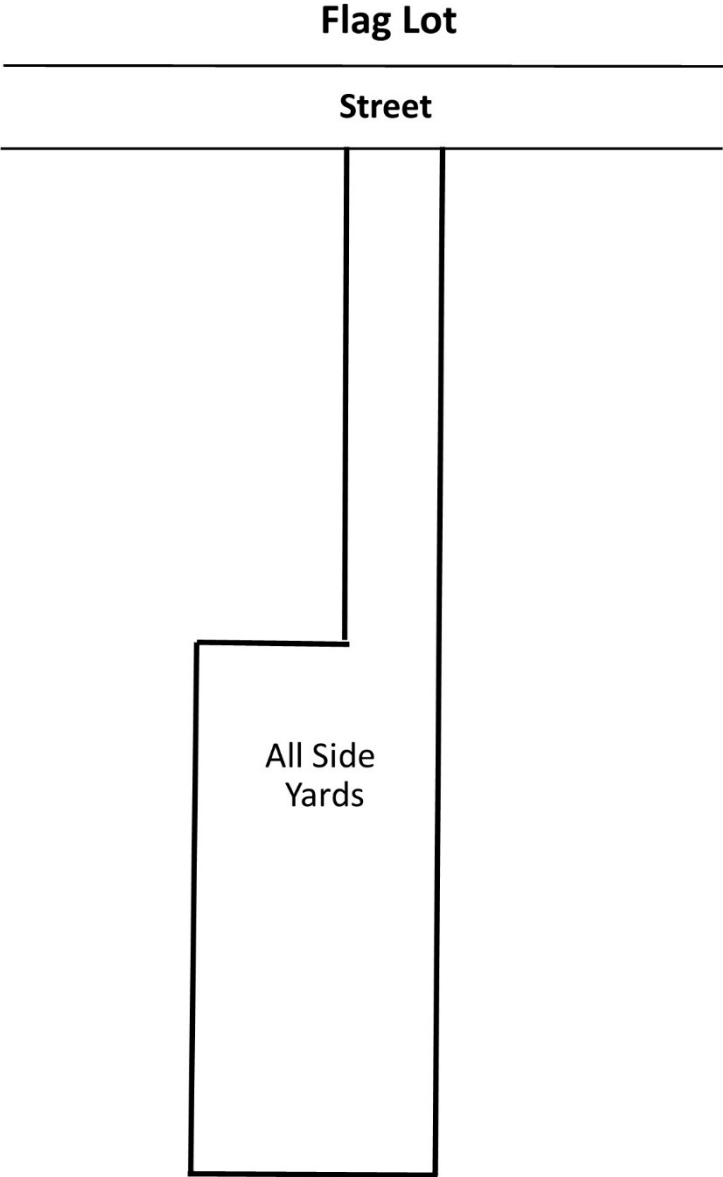
Corner Lot

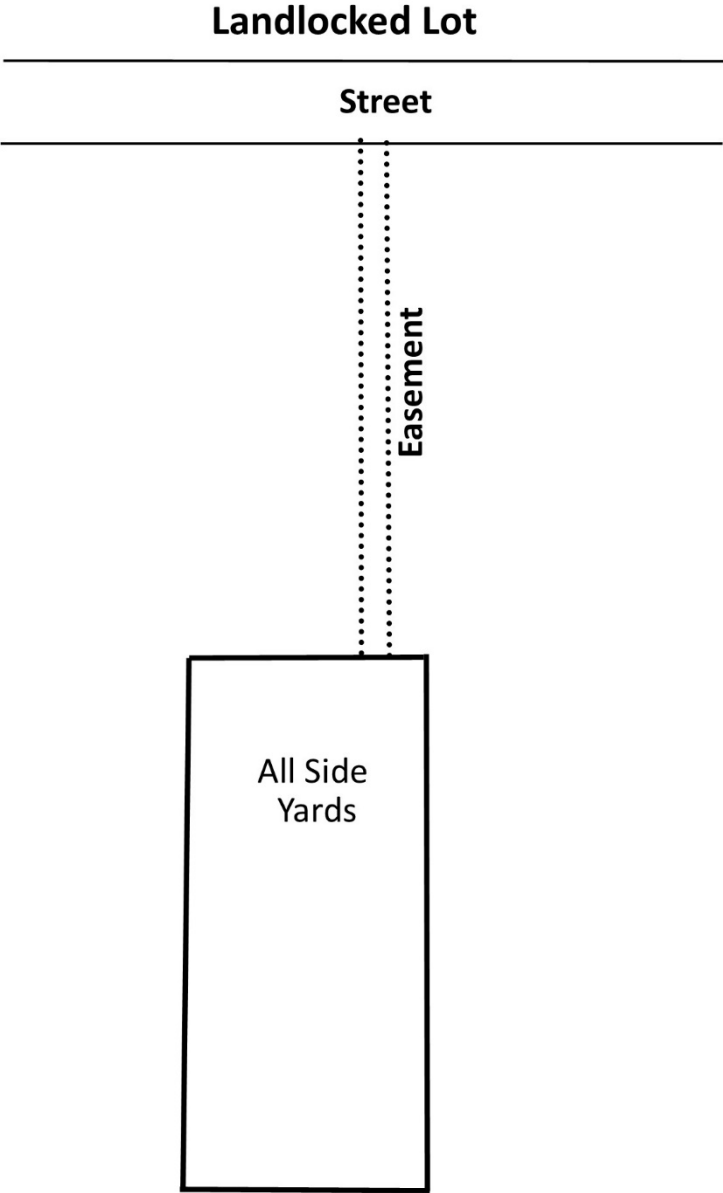


Residential Lot Configuration, Yard and Setback Illustrations



Residential Lot Configuration, Yard and Setback Illustrations





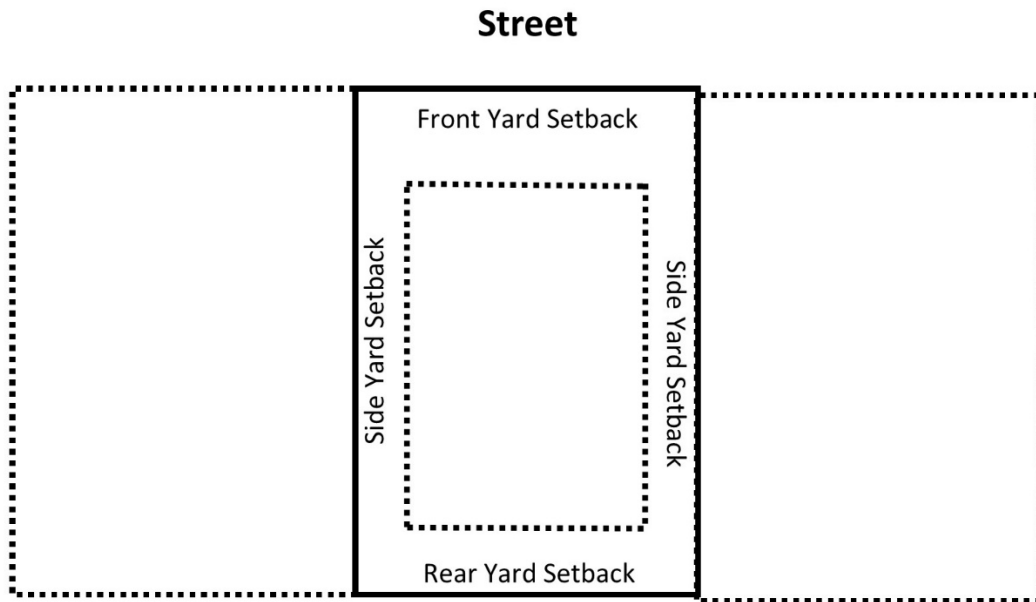
Residential Lot Configuration, Yard and Setback Illustrations

The Fayette County Zoning Ordinance defines “setbacks” as follows:

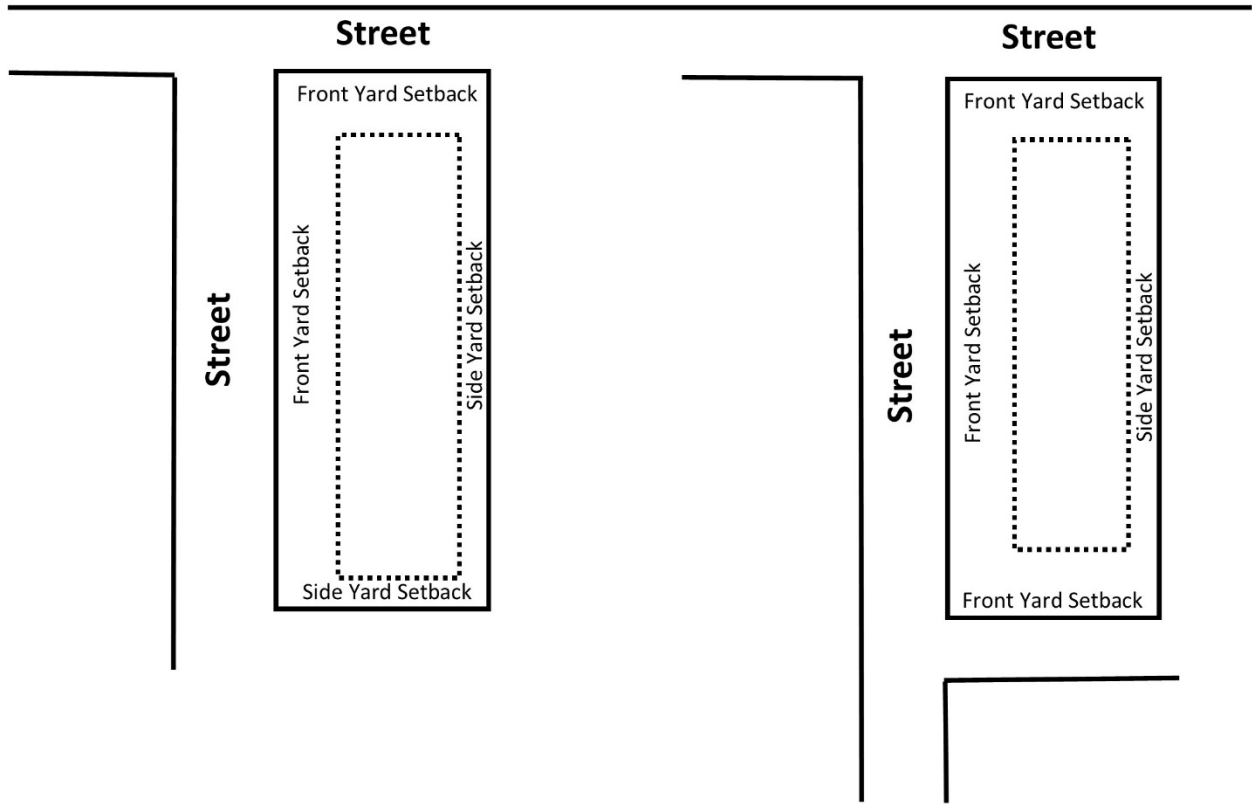
- Setback means a required open space on a lot that is left unoccupied with structures and facilities, except as otherwise permitted herein.

The following illustrations depict the typical setbacks on the various lot configurations:

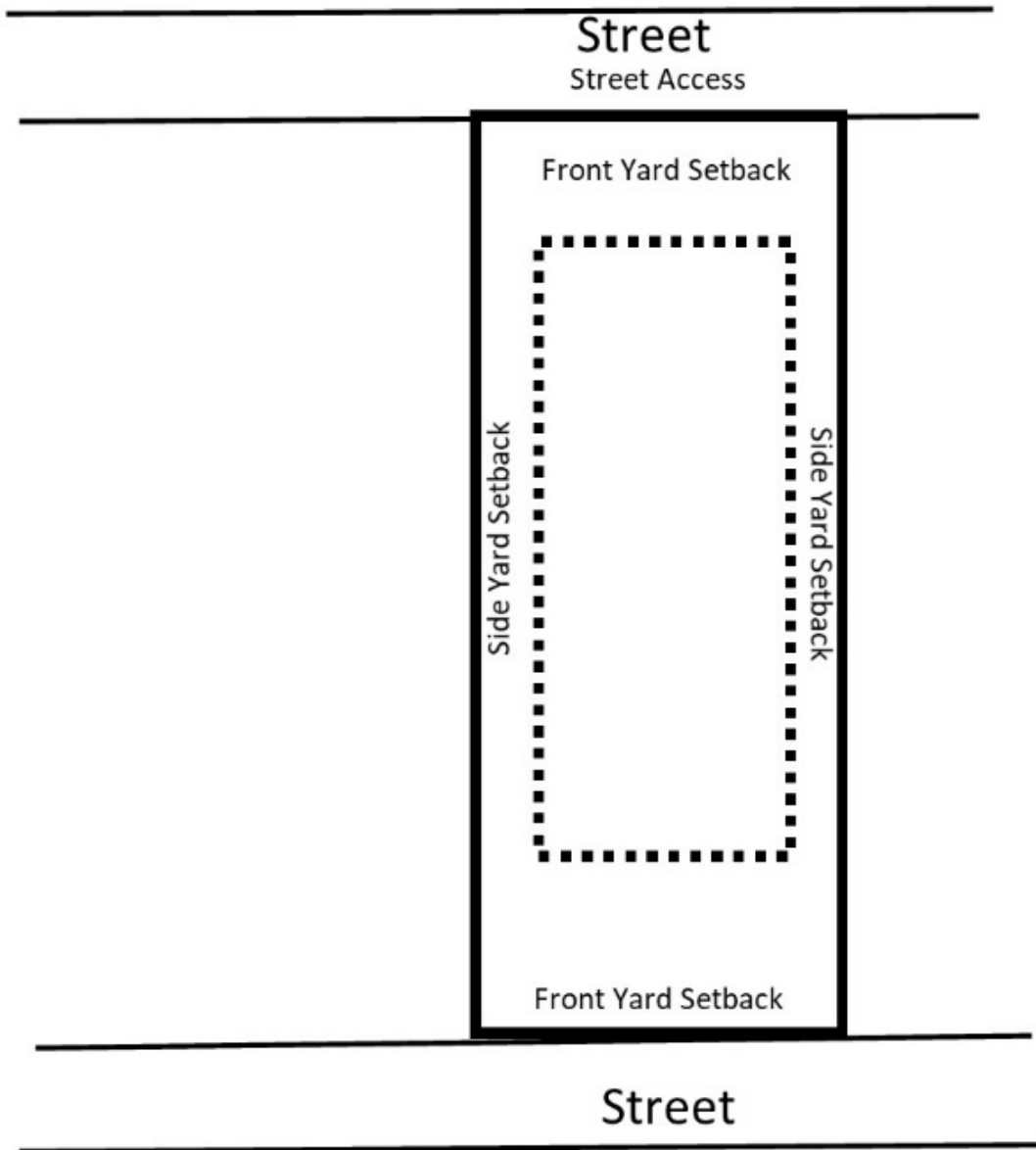
Single Frontage Lot Typical Setback Configuration



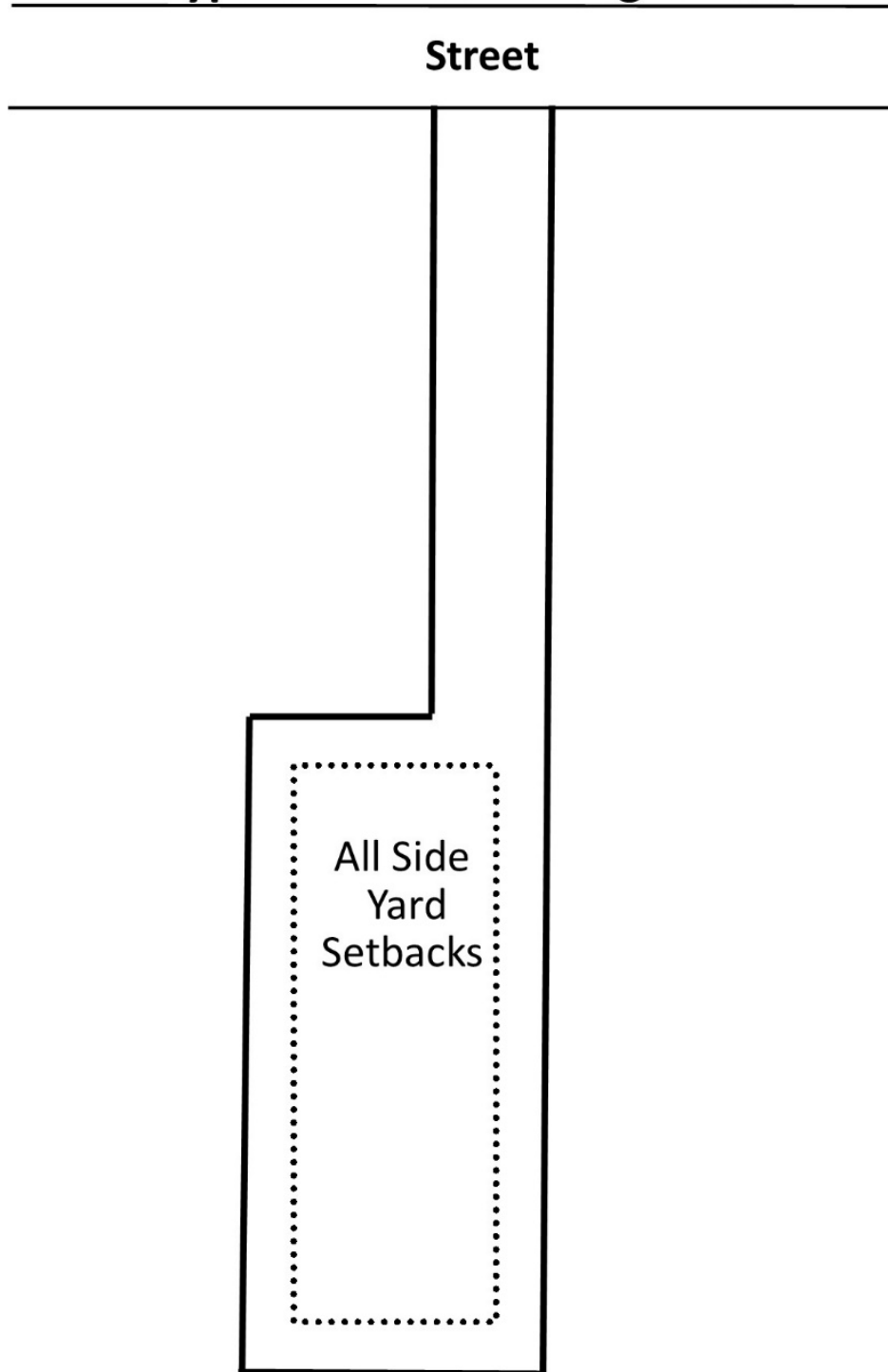
Corner Lot Typical Setback Configuration



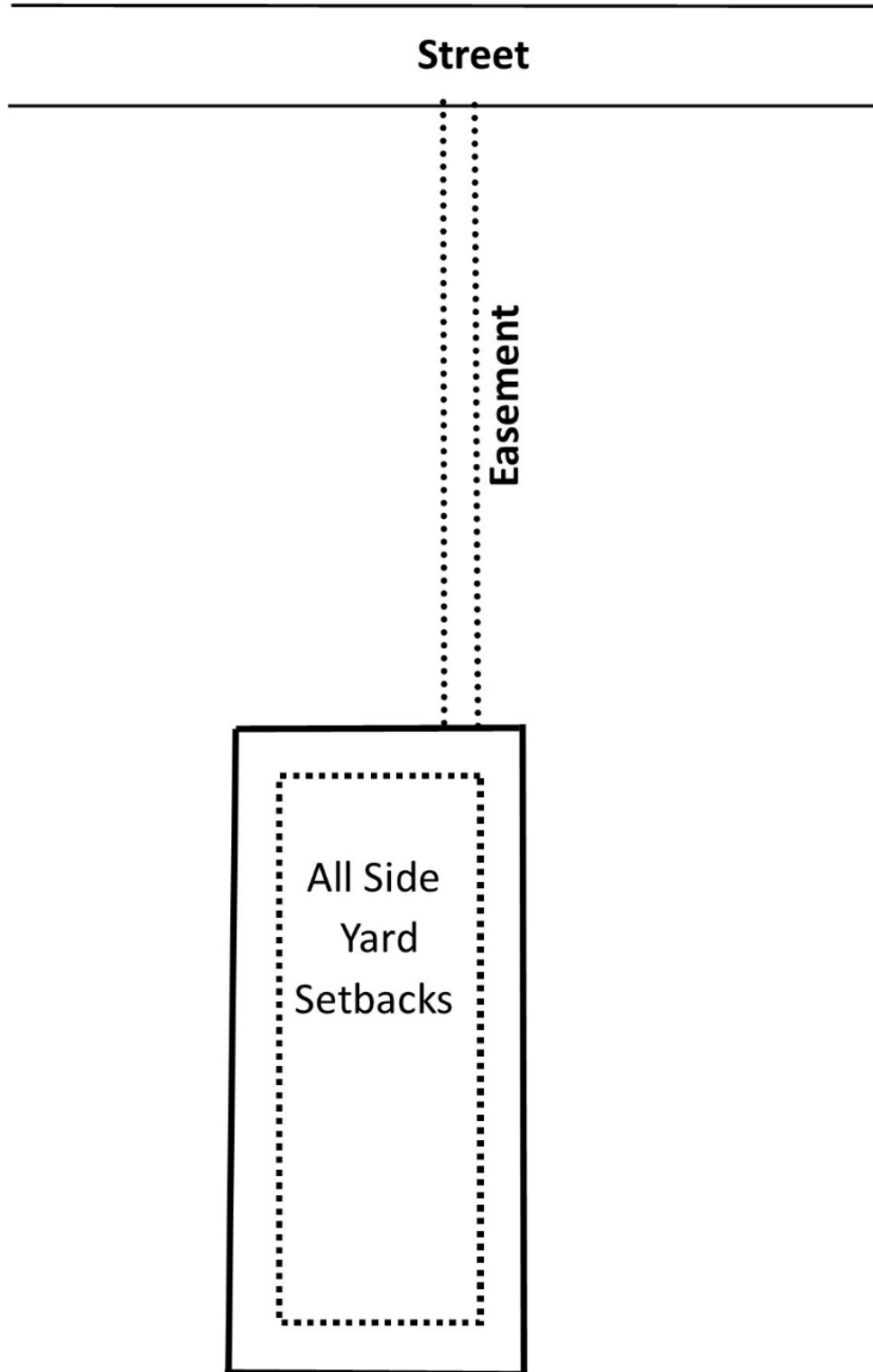
Through Lot Typical Setback Configuration



Flag Lot Typical Setback Configuration



Landlocked Lot Typical Setback Configuration



The following aerial illustrations depict the yards and increased setbacks on corner lots: