
FAYETTE COUNTY PLANNING & ZONING DEPARTMENT

140 Stonewall Avenue West, Suite 202

Fayetteville, Georgia 30214

Fax Number: 770-305-5305 or 5258

Pete Frisina, Director of Community Development 770-305-5160
Dennis Dutton, Zoning Administrator 770-305-5161
Robyn Wilson, Zoning Coordinator 770-305-5162

REZONING APPLICATION
PETITION TO THE FAYETTE COUNTY BOARD OF COMMISSIONERS
REQUESTING A REVISION TO THE OFFICIAL ZONING MAP

APPLICATIONS FOR REZONING MUST BE FILED BY THE PROPERTY OWNERS
OR BY THE AUTHORIZED AGENT OF THE PROPERTY OWNERS.

Rezoning requests require a total of two (2) public hearings: one by the Planning Commission (1st reading and recommendation vote on the 1st Thursday of the month) and another public hearing by the Board of Commissioners (2nd reading and final decision on the 4th Thursday of the month). Public hearings are held at the Fayette County Administrative Complex at Stonewall (located at the southwest corner of Hwy 54 and GA 85 in downtown Fayetteville) on the first floor in the Public Meeting Room (near the park fountain) and hearings begin at 7:00 p.m.

PLANNING COMMISSION MEMBERS

Doug Powell
Al Gilbert
Bill Beckwith
Jim Graw
Tim Thoms

BOARD OF COUNTY COMMISSIONERS

Herb Frady
Robert Horgan
Lee Hearn
Allen McCarty
Steve Brown

REZONING APPLICATION FILING FEES

(based on number of acres to be rezoned)

0 to5 Acres	\$250.00*
6 to 20 Acres	\$350.00*
21 to100 Acres	\$450.00*
101 or more Acres	\$550.00*

COPIES OF ORDINANCES

(available at Planning and Zoning Dept/
Suite 202-A)

ZONING ORDINANCE	\$ 5.00
SUBDIVISION REGS.	\$ 5.00
DEVELOPMENT REGS.	\$10.00
SIGN ORDINANCE	\$ 3.00

*An additional \$20.00 deposit is required (per public hearing sign posted on property). Staff is required to post one (1) public hearing sign per each road frontage of the property to be rezoned. If the sign frame(s) is returned to the Zoning Department within five (5) working days of the last applicable public hearing, the sign deposit can be reimbursed to the applicant. **The application filing fee and sign deposit may be combined on one (1) check made payable to Fayette County.** Application filing fees may be refunded ONLY when an application request is withdrawn in writing by the applicant PRIOR TO placement of the legal advertisement for said public hearing request (at least 15 days before scheduled Planning Commission public hearing).

APPLICATION FILING DEADLINE IS 12:00 NOON ON THE DEADLINE DATE
(NO EXTENSIONS OF DEADLINE)

If the first (1st) of the month is on a weekend or holiday,
the application filing deadline is extended to the next business day.

HEARING SCHEDULE FOR 2011-2012 REZONING APPLICATIONS

(Dates are subject to change with notice. If a hearing falls on a holiday, a new hearing date will be announced)

<u>APPLICATION FILING DEADLINE (noon)</u>	<u>PLANNING COMMISSION HEARING DATE (1st Thurs.)</u>	<u>BOARD OF COMMISSIONERS HEARING DATE (4th Thurs.)</u>
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CHECKLIST OF ITEMS REQUIRED TO BE SUBMITTED FOR REZONING REQUEST

(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)

- _____ A. Application form and all required attachments (pages 10-17) completed, signed, and notarized (if applicable).
- _____ B. Latest recorded Warranty Deed, including legal description of the boundaries of the subject property to be rezoned.
- _____ C. Boundary Survey, drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by an engineer or land surveyor. Items C. and D. may be combined on same plat. (3 copies if separate from Conceptual Plan).
- _____ D. Conceptual Plan (20 copies). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey, however it is required to be drawn to scale, and include all applicable items below:
 - _____ 1. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
 - _____ 2. All proposed use(s) for the subject property to be rezoned.
 - _____ 3. Name, address and daytime telephone number of the owner(s) of subject property to be rezoned and/or authorized agent.
 - _____ 4. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such unless demolition or removal will occur prior to applying for a building permit .
 - _____ 5. Minimum setbacks from all property lines of subject property, required in the requested zoning district.
 - _____ 6. A letter of intent for rezoning to commercial or industrial, including the proposed use. (20 copies)
 - _____ 7. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating width of right-of-way, type and width of existing and proposed easements and centerline of streets.
 - _____ 8. All buildings and structures on subject property (principal and accessory) including type (residential, non-residential), floor area, building height, and accessory uses.
 - _____ 9. Parking locations, approximate number of parking spaces, area for parking bay and aisle dimensions.
 - _____ 10. Landscaped areas and buffers, to include width, general extent and type of materials.
 - _____ 11. Areas to be screened for outdoor storage/uses, including the boundaries of area, and type of screening materials.
 - _____ 12. Location and dimensions of exits/entrances to the subject property.
 - _____ 14. Outdoor lighting to include type of fixtures, intensity and locations.
 - _____ 16. On-site stormwater facilities to include detention or retention facilities.
 - _____ 17. Approximate location and elevation of the 100-year flood plain (if applicable).

**FAYETTE COUNTY COMMUNITY DEVELOPMENT DIVISION
STORMWATER MANAGEMENT DEPT. AND PLANNING & ZONING DEPT.
YIELD PLAN CHECKLIST (Revised 01/26/06)**

Project: _____

Applicant: _____

Planning & Zoning (Items marked with * are missing or deficient)

- _____ 1. Show name of subdivision, scale of plat (not to exceed 1@ = 100=), north arrow, date, and vicinity map.
- _____ 2. Show name, address, and telephone number of owner and/or developer.
- _____ 3. Show name, address, and telephone number of the design professional.
- _____ 4. Provide registration number, seal, and signature of an engineer, surveyor, or architect license in the State of Georgia.
- _____ 5. Show property lines with bearings and distances of subject property. Provide a matching Warranty Deed and legal description of property (this will be used to advertise the property during the rezoning process).
- _____ 6. Provide total acreage of tract, acreage in lots, acreage in right-of-way and acreage used for stormwater management. Calculate net density (units/acre) using the total area less the area for R/W and stormwater.
- _____ 7. Indicate current zoning and proposed zoning of property. Provide zoning and property owner name and/or subdivision name of all adjacent properties.
- _____ 8. Identify all existing structures and label as A to remain@ or A to be removed@. Structures to remain must be shown on individual lots and meet all applicable zoning requirements. Provide a note if there are no existing structures on the property.
- _____ 9. Show all existing and proposed streets on and adjacent to property. Label R/W widths; provide R/W dedication, as needed.
- _____ 10. Show location, purpose, and width of any easements of record. Provide a note if there are no existing easements associated with the property.
- _____ 11. Show and dimension all proposed lot lines, lot numbers, and lot sizes to the nearest 1/100th acre.
- _____ 12. Show front, side, and rear setback lines as dashed lines. Show minimum lot width at the building line.

Stormwater Management

- _____ 13. Show existing land contour lines at ten (10) foot intervals. Label the contours. Indicate source of topographic data.
- _____ 14. Delineate soil type boundaries per Soil Conservation Service Maps. Include a soil legend. For clarity, this information may be provided on a separate sheet.
- _____ 15. Show and label all state waters on or within 200 feet of the project area. Delineate applicable watershed project buffers and setbacks. Show the 1,000-ft watershed protection impact boundary. Provide a note if there are no state waters.
- _____ 16. Delineate FEMA 100-year floodplain and the 100-year flood elevation for any ponds, lakes or other man-made flood hazards on the property. Provide a note if there is no floodplain on the property. Reference the FIRM panel number.

- _____ 17. Indicate the area outside floodplain for each lot containing a flood hazard area. These lots shall have fifty percent of the minimum lot size (per the applicable zoning district) or one acre, whichever is greater, outside the 100-year floodplain. The area outside the floodplain must be contiguous.
- _____ 18. Identify all wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. Field delineation in accordance with Army Corps of Engineers guidance may be required in select areas. Provide a note if there are no wetlands on the property.
- _____ 19. Provide location and width of existing and proposed access points and proposed street lengths. Street length not to exceed 3,000 feet as measured from closest intersection with two means of access.
- _____ 20. Subdivision entrances shall meet sight distance requirements and minimum distance between intersection requirements (both sides of street). Provide appropriate data on the yield plan.
- _____ 21. Is site in Groundwater Recharge Area? (STAFF USE ONLY)

Conceptual Stormwater Management Plan (provide on separate sheet B one copy)

- _____ 1. Clearly delineate drainage basins across the project area.
- _____ 2. For each basin, provide the drainage area, existing and proposed CN values, and required storage to attenuate the 100-yr storm. Detailed studies are not required; reasonable approximations are sufficient.
- _____ 3. Show offsite area and peak flow (Q_{10} and Q_{100}) for drainage areas passing through site.
- _____ 4. Delineate and label areas to be used for stormwater management B areas should be consistent with the hydrologic data provided above. *This information shall also be provided on the primary Yield Plan.*
- _____ 5. Provide a narrative describing how water quality, stream channel protection, overbank and extreme flood protection criteria would be satisfied.
- _____ 6. All stormwater management control structures shall be on common property.

Comments:

Planning & Zoning Department Resubmit

Stormwater Management Department Resubmit

Planning & Zoning Department Approval

Stormwater Management Department Approval

Planning & Zoning Department
Administrative Complex - Suite 202
140 Stonewall Avenue, West
Fayetteville, Georgia 30214
(T) 770-460-5730 Ext. 5419
(F) 770-460-8663
E-mail: zoning@fayettecountyga.gov

Stormwater Management Department
Administrative Complex B Suite 203
140 Stonewall Avenue, West
Fayetteville, GA 30214
(T) 770-460-5730 ext. 5410
(F) 770-460-8663

Concept/Development Plan Checklist for C-S

For requests for C-S zoning only please use the following checklist (in addition to the checklist on pages 7 and 8).

- _____ **A delineation of the attributes of the site which will be preserved;**
- _____ **A delineation of the Residential Area and the Conservation Area including the acreage within each area;**
- _____ **Indicate individual lot sizes; including acreage inside/outside of the floodplain;**
- _____ **Uses and improvements planned for the Conservation Area with the acreage devoted to each;**
- _____ **Indicate and label existing structures to remain;**
- _____ **Trails and paths (impervious trails and paths are limited to five percent of the Conservation Area and trails and paths must comply with the Watershed Protection Ordinance in terms of impervious surface requirements);**
- _____ **Picnic areas which can include picnic tables, grills, benches, playground equipment (swing sets, slides, etc.). Picnic Areas are required to be setback 50 feet from any residential property line and are limited to five percent of the Conservation Area;**
- _____ **Community gardens for the use of the residents of the subdivision only;**
- _____ **Horse stables, animal containment areas and training/riding facilities for the use of the residents of the subdivision only are required to be setback 50 feet from any residential property line;**
- _____ **The maintenance of existing orchards and groves including the harvesting of fruit and nuts;**
- _____ **The maintenance of existing pastures including the harvesting of hay;**
- _____ **The maintenance of existing farm fields used for row crops including the harvesting of crops. Said fields must be outside of watershed protection areas as described in the Watershed Protection Ordinance. All areas within a watershed protection area can no longer be used for row crops;**
- _____ **Indicate and label existing residential structures to remain and be used for a community facility;**
- _____ **Indicate and label existing residential structures used for a community facility to remain;**
- _____ **Percentage of the Conservation Area not withstanding the yield plan (at least 40%). This area must be described by metes and bounds;**

**APPLICATION TO AMEND
FAYETTE COUNTY ZONING ORDINANCE**

PROPERTY OWNERS: _____

MAILING ADDRESS: _____

PHONE: _____ **FAX:** _____

AGENT FOR OWNERS: _____

MAILING ADDRESS: _____

PHONE: _____ **FAX:** _____

PROPERTY LOCATION: LAND LOT _____ LAND DISTRICT _____ PARCEL _____
LAND LOT _____ LAND DISTRICT _____ PARCEL _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: _____

EXISTING ZONING DISTRICT: _____ **PROPOSED ZONING DISTRICT:** _____

ZONING OF SURROUNDING PROPERTIES: _____

PRESENT USE OF SUBJECT PROPERTY: _____

PROPOSED USE OF SUBJECT PROPERTY: _____

LAND USE PLAN DESIGNATION: _____

NAME AND TYPE OF ACCESS ROAD: _____

LOCATION OF NEAREST WATER LINE: _____

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: _____

Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

Application and all required supporting documentation is Sufficient and Complete

by Staff: _____ Date: _____

DATE OF PLANNING COMMISSION HEARING: _____

DATE OF COUNTY COMMISSIONERS HEARING: _____

Received from _____ a check in the amount of \$ _____ for application filing fee, and \$ _____ for deposit on frame for public hearing sign(s).

Date Paid: _____ **Receipt Number:** _____

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property:

Please Print Names

Property Tax Identification Number(s) of Subject Property: _____

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) _____ of the _____ District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of _____ acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to _____ to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Signature of Property Owner 1

Signature of Notary Public

Address

Date

Signature of Property Owner 2

Signature of Notary Public

Address

Date

Signature of Property Owner 3

Signature of Notary Public

Address

Date

Signature of Authorized Agent

Signature of Notary Public

Address

Date

NAME: _____ PETITION NUMBER: _____

ADDRESS: _____

PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.

_____ affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) _____ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ _____ to cover all expenses of public hearing. He/She petitions the above named to change its classification to _____.

This property includes: (check one of the following)

See attached legal description on recorded Warranty Deed for subject property or

Legal description for subject property is as follows:

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the _____ day of _____, 20_____ at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the _____ day of _____, 20_____ at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC

APPLICANT'S SIGNATURE

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, _____, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, _____ feet of right-of-way along _____ as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)

Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this _____ day of _____, 20_____.

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

NOTARY PUBLIC

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

Rezoning Applicant:

- A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.
- B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: www.dca.state.ga.us/DRI/.
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
- [] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds .
- [] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

Signed this _____ day of _____, 20_____.

APPLICANT=S SIGNATURE

Developments of Regional Impact Tiers and Development Thresholds

Type of Development	Metropolitan Regions	Non-metropolitan Regions
(1) Office	Greater than 400,000 gross square feet	Greater than 125,000 gross square feet
(2) Commercial	Greater than 300 000 gross square feet	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 500 000 gross square feet	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 400 new lots or units	Greater than 125 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1, 600 workers; or covering more than 400 acres	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 400 rooms	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	All new airports runways and runway extensions	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1, 500 parking spaces or a seating capacity of more than 6, 000	Greater than 1, 500 parking spaces or a seating capacity of more than 6, 000
(11) Post-Secondary School	New school with a capacity of more than 2,400 students or expansion by at least 25 percent of capacity	New school with a capacity of more than 750 students or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt &, Cement Plants	New facility or expansion of existing facility by more than 50 percent	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50, 000 barrels if within 1, 000 feet of any water supply; otherwise storage capacity greater than 200, 000 barrels	Storage greater than 50, 000 barrels if within 1, 000 feet of any water supply; otherwise storage capacity greater than 200, 000 barrels
(16) Water Supply, Intakes/Reservoirs	New Facilities	New Facilities
(17) Intermodal Terminals	New Facilities	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or spaces.	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
(19) Any other development types not identified above (includes parking facilities)	1000 parking spaces	1000 parking spaces

DISCLOSURE STATEMENT

Per Georgia State Law, Sections 36-85-3 and 36-85-4, Official Code of Georgia, Annotated (O.C.G.A.):

Georgia Laws 1986 Session

Page 1271

- 36-85-3. (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more, or made gifts having in the aggregate a value of \$250.00 or more, to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name of the local government official to whom the campaign contribution or gift was made;
 - (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution; and
 - (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.
- (b) The disclosures required by subsection (a) of the Code section shall be filed within ten days after the application for the rezoning action is first filed.
- 36-85-4. Any local government official knowingly failing to make a disclosure required by Code Section 36-85-2 shall be guilty of a misdemeanor. Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-85-3 shall be guilty of a misdemeanor.
- Section 2. All laws and parts of laws in conflict with this Act are repealed.

Approved April 9, 1986.

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FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS					
ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	MINIMUM HOUSE SIZE	LOT WIDTH AT BUILDING LINE	MAXIMUM HEIGHT
A-R Agricultural-Residential (Single-Family)	Front - 100' Arterial Front - 100' Collector Front - 75' Local Side - 50' Rear - 75'	5 Acres	1,200 square feet	250'	35 feet
C-S Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 20' Rear - 30'	1 Acre* 1.5 Acres**	2,100 square feet	150' Arterial 150' Collector 125' Minor	35 feet
EST Estate Residential District (Single-Family)	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2.5 Acres	2,500 square feet	160'	35 feet
R-85 Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	3 Acres	3,000 square feet	125'	35 feet
R-80 Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 30' Rear - 50'	3 Acres	2,500 square feet	175'	35 feet
R-78 Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	3,000 square feet	125'	35 feet
R-75 Single-Family Residential	Front- 100' Arterial Front- 75' Collector Front- 50' Local Side- 25' Rear- 50'	2 Acres	2,500 square feet	125'	35 feet
R-72 Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	2,100 square feet	175' Arterial 175' Collector 150' Minor	35 feet

FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS					
ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	MINIMUM HOUSE SIZE	LOT WIDTH AT BUILDING LINE	MAXIMUM HEIGHT
R-70 Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	1,500 square feet	175' Arterial 175' Collector 150' Minor	35 feet
R-55 Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	1 Acre* 1.5 Acres**	2,500 square feet	150'	35 feet
R-50 Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 20' Rear - 30'	1 Acre* 1.5 Acres**	2,100 square feet	150' Arterial 150' Collector 125' Minor	35 feet
R-45 Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 20' Rear - 40'	1 Acre* 1.5 Acres**	1,800 square feet	125'	35 feet
R-40 Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 15' Rear - 30'	1 Acre* 1.5 Acres**	1,500 square feet	150' Arterial 150' Collector 125' Minor	35 feet
R-20 Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 15' Rear - 30'	1 Acre* 1.5 Acres**	1,200 square feet	150' Arterial 150' Collector 125' Minor	35 feet
DR-15 One and Two Family Residential	Front - 50' Arterial Front - 45' Collector Front - 40' Local Side - 10' Rear - 30'	1 Acre* 1.5 Acres**	1,200 square feet Single-Family 1,800 square feet Two-Family	125' Arterial 125' Collector 100' Minor	35 feet

FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS					
ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	MINIMUM HOUSE SIZE	LOT WIDTH AT BUILDING LINE	MAXIMUM HEIGHT
R-M-F Multi-Family Residential	Peripheral Front -150' State-number route Front -100' Arterial Front - 80' Collector Front - 60' Local Side - 40' Rear - 40' Minimum 50' building separation	5 Acres Minimum Site Maximum Density 5 Dwelling Units/ Acre 160 Maximum Units	600 square feet One Bedroom 850 square feet Two Bedrooms 1,200 square feet Three Bedrooms	N/A But Minimum 50' Immediate Frontage On Arterial 40% Maximum Lot Coverage	35 feet
M-H-P Manufactured Home Park	Front - 15' Side - 4' Rear - 4'	10 Acres Total Site 6,000 square feet per lot		60' Per Lot	35 feet
FAYETTE COUNTY PLANNED UNIT DEVELOPMENT ZONING DISTRICTS					
PUD-PRD Planned Unit Development – Planned Residential Development		100 Contiguous Acres			
PUD-PIP Planned Unit Development – Planned Industrial Park		10 Acres			
PUD-PRL Planned Unit Development – Planned Retreat or Lodge		50 Acres Maximum density 1 unit per 10 acres			

FAYETTE COUNTY PLANNED UNIT DEVELOPMENT ZONING DISTRICTS					
ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	MINIMUM HOUSE SIZE	LOT WIDTH AT BUILDING LINE	MAXIMUM HEIGHT
PUD-PEF Planned Unit Development – Planned Entertainment Farming		100 Acres			
PUD-POR Planned Unit Development – Planned Outdoor Recreation		50 Acres			
PUD-PSBC Planned Unit Development – Planned Small Business Center		10 Acres			

- * Where a central water distribution system and a private septic system are provided. (County water/septic)
- ** Where public water system is not available. (Well/septic)
- *** Where a central sanitary sewage and central water distribution systems are provided. (County water/sewage system)
- **** Subject to Development Plan

Minimum road frontage for residential zoned lots, including A-R: 100' (unless on a cul-de-sac: 50' per lot for a total of four (4) lots)

- Arterial A street designated to carry traffic within and through the county. (Major thoroughfare)
- Collector A street designated to collect traffic from local or other collector streets. (Major thoroughfare)
- Local A street designated to carry primarily local or residential traffic. (Minor thoroughfare)

Updated 01/05/11

FAYETTE COUNTY NONRESIDENTIAL ZONING DISTRICTS					
ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	LOT WIDTH AT BUILDING LINE	BUFFER	MAXIMUM HEIGHT
O-I Office- Institutional	F- 75' Arterial F- 70' Collector F- 55' Minor S- 15' R- 15'	1 Acre* 0.5 Acres***	125'	30' required adjacent to residential or A-R zoning districts	40 feet
C-C Community Commercial	F- 75' Arterial F- 70' Collector F- 65' Minor S- 15' R- 15'	1 Acre* 0.5 Acres***	125'	50' required adjacent to residential or A-R zoning districts	35 feet
C-H Highway Commercial	F- 75' Arterial F- 70' Collector F- 65' Minor S- 15' R- 15'	1 Acre* 0.5 Acres***	125'	50' required adjacent to residential or A-R zoning districts	35 feet
L-C Limited Commercial	F- 75' Arterial F- 60' Collector F- 55' Minor S- 15' R- 15'	1 Acre* 1.5 Acres**	125'	50' required adjacent to residential or A-R zoning districts	35 feet
M-1 Light Industrial	F-100' Arterial F- 80' Collector F- 65' Minor S- 25' R- 25'	1 Acre* 0.5 Acres***	125'	75' required adjacent to residential or A-R zoning districts	35 feet
M-2 Manufacturing and Heavy Industrial	F-100' Arterial F- 80' Collector F- 65' Minor S- 25' R- 25'	2 Acres	125'	75' required adjacent to residential or A-R zoning districts	35 feet

FAYETTE COUNTY NONRESIDENTIAL ZONING DISTRICTS					
ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	LOT WIDTH AT BUILDING LINE	BUFFER	MAXIMUM HEIGHT
BTP Business Technology Park	F- 100' Major Arterial F- 100' Arterial F- 80' Collector F- 65' Minor S- 25' R- 25'	2 Acres Minimum Site Area – 20 Acres	500'	75' required adjacent to residential or A-R zoning districts	40 feet

Buffer: When the rear or side yard abuts a residential or A-R zoning district, a buffer adjacent to the lot line shall be provided in addition to the required setback. The buffer is measured from the property line and the setback is measured from the buffer.

* Where a central water distribution system and a private septic system are provided. (County water/septic)

** Where public water system is not available. (Well/septic)

*** Where a central sanitary sewage and central water distribution systems are provided. (County water/sewage system)

Minimum road frontage for non-residential zoned lots: 125' (unless on a cul-de-sac: 50' per lot for a total of four (4) lots)

Arterial A street designated to carry traffic within and through the county. (Major thoroughfare)

Collector A street designated to collect traffic from local or other collector streets. (Major thoroughfare)

Local A street designated to carry primarily local or residential traffic. (Minor thoroughfare)

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