AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
June 21, 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 June 7, 2018.

NEW BUSINESS

2. Consideration of a Final Plat of Longboat Subdivision Phase 2. The property will consist of twenty-three residential lots zoned R-40, is located in Land Lot 70 of the 7th District and front(s) on Dockstreet Alley.

3. Consideration of a Preliminary Plat for The Grange. The property will consist of forty-eight residential lots zoned R-40, is located in Land Lot(s) 157 & 164 of the 5th District and front(s) on S.R. 92.

4. Consideration of a Preliminary Plat for Brighton. The property will consist of forty-three residential lots zoned C-S, is located in Land Lot(s) 223, 224, 225, & 226 of the 5th District and front(s) on S.R. 92.

OLD BUSINESS


6. Discussion of Amendments to Article XV. - Subdivision Regulations, Regarding Sec. 104-593. - Definitions and Sec. 104-603. Procedure for the Establishment of Front, Side and Rear Yards on a Flag Lot or a Nonconforming Landlocked Lot.

7. Discussion of tourist accommodations.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 15, 2018
Subject: Final Plat to be considered on June 21, 2018

**FINAL PLAT**                  **OWNER/APPLICANT**

Longboat Subdivision Phase 2                  Lindsey Shaw Holings, LLC

Recommend **APPROVAL** for the Final Plat.
LOT 2
47004 S.: Feet
1.08 Acres

LOT 3
49036 S.: Feet
1.11 Acres
CONTINUOUS AREA
28840 Sq. Feet
0.65 Acres

LOT 4
55752 S.: Feet
1.26 Acres
CONTINUOUS AREA
24106 Sq. Feet
0.53 Acres

LOT 5
46508 S.: Feet
1.07 Acres
CONTINUOUS AREA
20887 Sq. Feet
0.47 Acres

LOT 6
46144 S.: Feet
1.06 Acres
CONTINUOUS AREA
20783 Sq. Feet
0.47 Acres

LOT 7
48371 S.: Feet
1.11 Acres
CONTINUOUS AREA
39110 Sq. Feet
0.70 Acres

LOT 8
48583 S.: Feet
1.12 Acres
CONTINUOUS AREA
30610 Sq. Feet
0.61 Acres

LOT 9
48212 S.: Feet
1.11 Acres
CONTINUOUS AREA
28640 Sq. Feet
0.62 Acres

LOT 10
44837 S.: Feet
1.03 Acres
CONTINUOUS AREA
30610 Sq. Feet
0.61 Acres

LOT 19
43591 S.: Feet
1.00 Acres
CONTINUOUS AREA
27010 Sq. Feet
0.53 Acres

LOT 20
43729 S.: Feet
1.00 Acres
CONTINUOUS AREA
24837 Sq. Feet
0.50 Acres

5' PROPOSED SIDEWALK

100 YEAR STORAGE
ELEV.=957.67
M.F.F.E.=960.67

PROPOSED 5' SIDEWALK

CEM HSE 150' X 150' R/W

CREEKRISE DRIVE 60' R/W

PADDLE COURT
60' R/W

PADDLE COVE
60' R/W

GA. HIGHWAY 54 ~ R/W VARIES

CHRISTY DUNKELBERGER

Gin-Jer Investments

McLain Surveying, Inc.
6 Madison Street
Newnan, GA 30263
Phone: 770-251-8523 - Email: mclain@3mmail.org

In my opinion, this is a true and correct representation of the platted property and has been prepared in conformity with the standards and requirements of law.

Randy McLain
Georgia R.L.S. #2703

I. D. November 30, 2017

SCALE: 1" = 50'

DATE: NOVEMBER 30, 2017

ISSUE

DRAWN: TM
CHECKED: RM
DATE: NOVEMBER 30, 2017
SHEET: 3 of 7
PROJECT #: 15-186
LAND LOT 70 - 7TH DISTRICT
FAYETTE COUNTY, GEORGIA

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 15, 2018
Subject: Preliminary Plat to be considered on June 21, 2018

PRELIMINARY PLAT

OWNER/APPLICANT

The Grange
Brent Fayette, LLC

Recommend APPROVAL

DETERMINED THAT THE PROPERTY CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY.
APPROXIMATE LOCATION OF CREEK

CENTERLINE OF GINGERCAKE CREEK IS BOUNDARY LINE FORREST AVENUE (100' R/W)

SWMF-A

BFE = 826

BFE = 827

BFE = 828

BFE = 830

SWMF-B

SWMF-C

BASIN 'POST-A'
33.15 AC.

CN - 65

BASIN 'OFF-A'
1,505.61 AC.

Tc = 84.7 mins.

Q_10 = 1,328 cfs

Q_100 = 2,434 cfs

BASIN 'OFF-B'
13.48 AC.

Tc = 31.2 mins.

Q_10 = 24 cfs

Q_100 = 44 cfs

BASIN 'OFF-D'
11.93 AC.

Tc = 25.1 mins.

Q_10 = 24 cfs

Q_100 = 44 cfs

BASIN 'POST-B'
13.51 AC.

CN - 65

BASIN 'POST-A'
10.09 AC.

CN - 65

BASIN 'BYPASS-A'
33.15 AC.

CN - 55

1 inch =          ft. (IN FEET)

GRAPHIC SCALE (IN FEET)

0

200

100

200

400

800

200

200

400

800

SEAN D. SHANKS, P.E.
GA. REG. NO. PE031558
PRELIMINARY, NOT FOR CONSTRUCTION
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 15, 2018
Subject: Preliminary Plat to be considered on June 21, 2018

PRELIMINARY PLAT
Brighton Subdivision

OWNER/APPLICANT
Pulte Home Company, LLC

Recommend APPROVAL

SOIL SUITABILITY CODES (From pages C-15 and C-19-32 in Georgia OPH Manual for On-Site Sewage Management Systems)

A Soil Series should have the ability to function as a suitable absorption field with proper design and maintenance.

C Due to soil type, flooding and or drainage problems, there is a high probability of failure for any system. The local health department can discuss with you if an alteration system might be an option for your situation.

F Normally considered unacceptable for use for conventional absorption fields.

I Depth is below 90 cm (36 inches) and is generally not sufficient to accommodate a septic system. However, soils with backfill depths of 0.9 m (36 inches) or greater, or other soils with sufficient depth may be suitable. Test borings, pits, and saturated hydraulic conductivity tests may be needed to determine this. These areas should have the ability to function for alternative systems.

SOIL PROPERTIES INTERPRETATION CHART

GSM41 These areas have a well isolated water table. It is the opinion of GSM that the majority of these areas would be suitable for on-site sewage management systems if the zone of soil saturation is no more than 0.9 m (36 inches) below the surface. These soils are similar in nature to the Carolina soil series which is a textural soil.

GSM42 These areas have a higher accumulation of gravel than is typical. Please refer to soil profile chart for soil properties and evaluation. Due to the landscape position of these areas, as well as their distance from water bodies, the possibility of the water table being at and above the surface may be an issue during the wet season and for several weeks following spring water events. These areas may require a more comprehensive landscape plan, placement of septic systems in these areas should be used only as a last resort and only with surface and subsurface drainage improvements.

GSM43 A seasonal high water table was observed in these areas between 30 and 50 inches. Chamber 41 or gravel can be used at a depth of 90 cm (36 inches) or more if combined with an Arden Treatment Unit (ATU). A 0.9 m (36 inches) backfill depth is recommended for this use.

GSM44 Shallow rock was encountered in these areas between 40 and 45 inches. Georgia Soil Mapping, Inc. recommends shallow installation using a low profile chamber. Between rigid and flexible chambers, please refer to the laboratory test data (LTD) for selection. Between rigid and flexible chambers, please refer to the laboratory test data (LTD) for selection.

GSM45 Shallow rock was encountered in these areas between 40 and 45 inches. Georgia Soil Mapping, Inc. recommends shallow installation using a low profile chamber. Between rigid and flexible chambers, please refer to the laboratory test data (LTD) for selection.

SUMMARY:

This report is for use as a guide to assist the Georgia OPH Manual for On-Site Sewage Management and soil site conditions.

THIS REPORT IS FOR USE AS A GUIDE TO ASSIST THE GEORGIA OPH MANUAL FOR ON-SITE SEWAGE MANAGEMENT AND SOIL SITE CONDITIONS.

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GSM46 This report is used as a guide to assist the Georgia OPH Manual for On-Site Sewage Management and soil site conditions.

GSM47 This report is used as a guide to assist the Georgia OPH Manual for On-Site Sewage Management and soil site conditions.

GSM48 This report is used as a guide to assist the Georgia OPH Manual for On-Site Sewage Management and soil site conditions.

GSM49 This report is used as a guide to assist the Georgia OPH Manual for On-Site Sewage Management and soil site conditions.

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GSM58 This report is used as a guide to assist the Georgia OPH Manual for On-Site Sewage Management and soil site conditions.
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.

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

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

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 setback line, extending the full width of the lot.

Yard, secondary front, means on a corner lot, the area 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 setback line, extending from the front yard to the rear yard or extending from a front yard to the side yard in the case of a corner lot.

Sec. 110-79. - Accessory structures and 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 semi-trailer may be utilized as a farm outbuilding as regulated under Sec. 110-125. - A-R, Agricultural-Residential District. provided the property is zoned A-R and the semi-trailer is being used to store agricultural items. These aforementioned buildings/structures shall be allowed in the A-R zoning district only. These regulations shall not apply to those 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; 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.

(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, 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 structure shall be located in the front yard except: a well/pump house consisting of 70 square feet or less; a detached garage (see subsections (d)(1) and (2) of this section for requirements) on a single frontage lot, a through lot or in the primary or secondary front yard of a corner lot (see subsection (1) 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; or an 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. A detached garage located in the front yard shall meet the following requirements:

1. Detached garage located in the front yard of a single frontage lot, and a through lot, the primary front yard on a corner lot, or secondary front yard on a corner lot. A detached. Said 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 30 feet from the principal structure;
   c. The design of the 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 garage shall have at least one opening for vehicular access.

e. The 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 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.

(2) **Accessory structure located in the secondary front yard of a corner lot.** When an accessory structure, exclusive of a detached garage per (1) above, 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.

(2) Detached garage located in the front yard of a corner lot.

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.)


(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.
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 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).
SUBDIVISION REGULATIONS

Sec. 104-593. - Definitions.

*Building line, front, means a line running parallel to the street which touches the nearest point of the principal structure to the street.*

*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.*
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 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 setback line, extending the full width of the lot.

Yard, secondary front, means on a corner lot, the area 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 setback line, extending from the front yard to the rear yard or extending from a front yard to the side yard in the case of a corner lot.

Sec. 104-603. Procedure for the establishment of 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, a property owner may request that the planning commission establish the front, side and rear yards on an existing flag lot and a proposed flag lot in conjunction with the Final Plat and Minor Subdivision Plat approval process that would be different than the yards per existing County regulations, and establish the front, side and rear yards on a nonconforming landlocked lot. This procedure is applicable to existing flag lots, proposed flag lots and nonconforming landlocked lots. The front, side and rear orientation of the residence (existing or proposed) on the flag lot or nonconforming landlocked lot and/or the orientation of the lot access will be considered in this establishment of front, side and rear yards. The establishment of yards through this procedure will require the revision of a Minor Subdivision Plat or Final Plat, as applicable. (Public Notice?)
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, Orientation 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 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 setback line, extending from the front yard to the rear yard or extending from the front yard to the side yard in the case of a corner lot.
- **Yard, rear**, means the area between the rear property line and the rear setback line, extending the full width of the lot.
Residential Lot Configuration, Orientation and Setback Illustrations

Corner Lot

Primary

Secondary

Secondary Front with Increased setback
Residential Tourist Accommodations
Partial and Whole House Rentals

AR zoning (minimum 5 acres)
1 to 7 bedrooms
1 to 14 guests maximum

2 to 3 acre zoning
1 to 5 bedrooms
1 to 10 guests maximum

1 acre zoning
1 to 3 bedrooms
1 to 6 guests maximum

No detached structures, recreational vehicles, dining rooms, dens, living rooms, attached remodeled garages or basements are to be used as bedrooms.

The above applies to both whole house and partial house rentals.

Note: Bed and Breakfast Inns are restricted to AR zoning with a minimum of 10 acres, a maximum of 5 guestrooms and a maximum of 10 occupants