



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: TEXT AMENDMENT

Applicant: Morgan County Planning & Development
Applicant's Agent: N/A
Zoning Ordinance: Morgan County Zoning Ordinance Table 4.2 Dimensional Requirements

Summary

Planning staff discussed possible ordinance changes with the Board of Commissioners at a planning retreat in October 2021. The proposed language is the result of those discussions.

Proposed Language

See attached.

Staff Comments

Square footage for dwellings used to vary in size depending on the zoning district. The proposed language changes the minimum square footage in any zoning district to 1200 square feet. Language is also included to accompany the text amendment for Chapter 7.2 for accessory dwellings.

Table 4.2

Dimensional Requirements by Zoning District (Agricultural, Residential, Lakeshore Residential, Recreation Conservation)

See Table 4.1 Permitted and Conditional Uses by Zoning District for additional dimensional requirements

USE DESCRIPTION	AG	AR	R1	R2	R3	LR1*	LR2*	LR3*	RC
Minimum acres (1)(4)	5	2	1.5	1(2)	1(2)	1.5	1(2)	1(2)	1(2)
Minimum acres for Estate Subdivision	12	5	3						
Minimum acres for Conservation Subdivision									
With water system		0.75	0.75	0.75	0.75	0.75	0.75	0.75	
Without water system		2	1.5	1.5	1.5	1.5	1.5	1.5	
Minimum acres per two family (duplex) dwelling unit				1.5	1(2)		1.5	1(2)	
Minimum acres per multi-family dwelling unit					(3)			(3)	
Minimum acres for other uses									1
Minimum lot width (feet)(1)	300	300	300	300	300	300	300	300	300
Minimum lot width for Estate Subdivision (feet)	400	300	300						
Minimum lot width for Conservation Subdivision (feet)									
With water system		100	100	100	100	100	100	100	
Without water system		150	150	150	150	150	150	150	
Minimum front yard setback(feet)(1)(3)	75	75	30	30	30	30	30	30	
Minimum front yard setback for Estate Subdivision (feet)	100	100	100						
Minimum front yard setback for Conservation Subdivision (feet)		30	30	30	30	30	30	30	
Minimum side yard setback for dwellings (feet) (1)(3)	15	15	15	15	15	15	15	15	
Minimum side yard setback for Estate Subdivision (feet)	100	75	50						
Minimum side yard setback for Conservation Subdivision (feet)		10	10	10	30	10	10	30	
Minimum rear yard setback for dwellings(feet) (1)(3)	40	40	40	40	40	40	40	40	
Minimum rear yard setback for Estate Subdivision (feet)	100	75	50						
Minimum rear yard setback for Conservation Subdivision (feet)		20	20	20	30	20	20	30	
Maximum height for all dwelling units (feet)	35	35	35	35	35	35	35	35	
Minimum distance between buildings on the same lot (feet)	10	10	10	10	10(3)	10	10	10(3)	
Maximum impervious surface per lot (percentage)	25	30	30	35	40	25	35	40	
Minimum heated floor area per dwelling unit (sq. ft.)	800 1200	1,000 1200	1,200	1,000 1200	800 1200 (3)	1,200	1,000 1200	800 1200 (3)	
Maximum enclosed floor area for an accessory dwelling (sq. ft.)	1200	1200	1200	1200	1200	1200	1200	1200	

Specific uses may have additional acreage requirements or setbacks and buffering requirements. Please refer to Regulations for Specific Uses.

(1) Unless in Estate or Conservation Subdivision

(2) Permitted only if water and wastewater standards are met.

(3) See 7.25 for multi-family requirements

(4) Unless use is Duplex or Multi-Family

* In all Lakeshore Residential and Lakeshore Town Center Overlay Districts, a forty (40) foot setback is required from all Georgia Power right-of-way property on Lake Oconee.