

CITY OF TOCCOA CODE

DIVISION 5. AREA, YARD AND HEIGHT REQUIREMENTS

Sec. 24-121 Table of Requirements

1 Acre = 43,560 sf
 ¾ Acre = 32,670 sf
 ½ Acre = 21,780 sf
 ¼ Acre = 10,890 sf

MINIMUM LOT SIZE

**SETBACK REQUIREMENTS
IN FEET**

<u>District</u>	<u>Max Units Per Acre</u>	<u>Area In Square Feet</u>	<u>Square Feet Per Family</u>	<u>Lot Width in Feet</u>	<u>Front Yard Setback</u>			<u>Side Yard</u>	<u>Rear Yard</u>	<u>Maximum Height</u>
					<i>Major Artery</i>	<i>Minor Artery</i>	<i>Other Streets</i>			
Residential										
R-IA Single-Family	4	10,000	10,000	100	35	30	25	15(A)	25(B)	35
R-IB Single-Family	5	8,000	8,000	80	35	30	25	10(A)	20(B)	35
R-II Two-Family	9	6,000	3,000	80	30	30	25	10(A)	20(B)	35
R-III Multi-Family	20	6,000	6,000 1-F	100	30	30	25	10(A)	20(B)	60
			3,000 2-F		30	30	25			
			2,000 3-F		30	30	25			
			or more							

Each lot must front for at least 30' upon public street (Lot line in subdivision ord.)

SR Suburban Residential District		43,560 (20% maximum lot coverage)	43,560		35	35	35	15	25	35
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Accessory Use for SR (H) (Not permitted in front yard) 10 10 20

R-IV Manufactured Home Park		6,000	6,000	60	35	30	25	15(A)	25(B)	35
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Commercial

B-I Neighborhood Shopping		(No minimum lot size) (G)			35	25	20	10(D)	20(D)	60
B-II Commercial		(No minimum lot size) (G)			35	25	20	5(D)	20(D)	60
B-III Central Business		(No minimum lot size) (G)			0	0	0	0	0	60
B-IV Wholesale Business		(No minimum lot size) (G)			35	25	20	0(C,D)	0(C,D)	60

Industrial

M-I Restricted Industrial		(No minimum lot size)			0	0	0	0(C,D)	0(C,D)	60
M-II Heavy Industrial		(No minimum lot size)			0	0	0	0(C,D)	0(C,D)	60
A-I Airport		(No minimum lot size)			0	0	0	0(C,D)	0(C,D)	60

- (A) Corner lots must have an additional width of 15 feet along the side street line
- (B) Detached, non-living utility building shall require a rear yard setback of ten feet (see definition of utility building).
- (C) Where a lot abuts any residential district, there shall be a side or rear yard clearance of at least ten feet on the side and /or rear yard abutting the residential district.
- (D) Upon any side or rear lot line which abuts a residential district there shall be a densely planted buffer strip at least six feet in height along the rear and/or side lot line abutting the residential properties. No such buffer shall however, extend nearer to a street right-of-way line than the established building line of the adjoining residential lot.
- (E) Whenever a building is built in an existing developed subdivision, the setback shall conform to existing setbacks, the above requirements notwithstanding.
- (F) A minimum separation of twenty feet shall be required between all residential dwelling buildings and occupied commercial structures located on the same lot; duplexes, apartments and shopping centers can be considered as a single building without separation.
- (G) Minimum lot size requirements for the R-III: Multi-Family Residential District shall apply to all residential buildings constructed in a business district.
- (H) *Accessory use* including but not limited to, community facilities for the use of the residents, fences, private garage, vegetable flower garden, home occupation, orchard, and private pool.