

## ***CHAPTER FOUR - DEVELOPMENT STANDARDS***

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### **4-1 Purpose**

The purpose of this Chapter is to provide development design and improvement standards applicable to all development activity within Coffee County.

### **4-2 Responsibility for Improvements**

All improvements required by this Code shall be designed, installed, and paid for by the developer. The nature and extent to which these improvements must be implemented may vary depending on the nature of the development, zoning criteria and other factors, which are set forth within this LDC.

The Developer must construct all streets, roads, alleys, drains, driveways, traffic control, curbs, gutters and any other subdivision infrastructure according to Building and Construction Standards for Roads, Streets and Public Utilities which are set out in Chapter 7 of this LDC.

Evidence of adherence to the standards set forth at Chapter 7 shall be required before any subdivision infrastructure of any kind is accepted by the County.

To the extent that third party testing shall be necessary to establish adherence to the building standards set forth herein, the cost of testing shall be wholly born by the developer.

No subdivision may be re-subdivided unless it otherwise complies with this ordinance and all other subdivision developmental requirements and the requirements of this LDC.

After the final subdivision plat has been approved, and the developer is thereafter allowed to sell lots in the approved subdivision, no building permit shall be issued for construction of any home in said subdivision until such time as all subdivision construction and infrastructure requirements have been met, and said infrastructure has been dedicated to and accepted by the County.

With respect to the infrastructure standards set forth herein, developer shall be responsible for providing a two year warranty for all infrastructure components of said subdivision. Said warranty may be secured with a bond, insurance policy, or other security approved by the county. All forms of insurance or bonding must be procured by the developer for the benefit of the County.

No subdivision shall be approved unless the primary means of ingress and egress to the subdivision connects to a public county road with existing right-of-way of no less than sixty feet (60 ft.)

### **4-3 Principles of Development Design**

The provisions of this Chapter are intended to ensure functional and attractive development. All development shall be designed to avoid unnecessary impervious surface cover; to provide adequate access to lots and sites; to avoid adverse effects of shadow, glare, noise, odor, traffic, drainage, and utilities on surrounding properties; and to increase public safety, health and welfare.

**4-4 Area, Setback, and Height Requirements**

**Table 4-1 – See Table below**

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**Table 4-1 Dimensional Requirements**

Zoning District		Maximum Density (units per acre)	Minimum Lot Size (sf)	Minimum Lot Width (ft.) at front building line	Minimum Heated Floor Area per Dwelling Unit (sf)	Minimum Road Frontage (ft.)	Minimum Yard				Maximum Height (ft.)	Max Impervious Lot Coverage (%)
							Front	Rear	Side	Side @ corner		
AG	Agricultural	1	43,560	120	600	80	30	20(b)	10		40	
R-1	Residential, Single Family	1	43,560	120	1400	80	30	20(b)	10	25	40	40
R-2	Residential, Single Family	2	21,780 (a)	80	1000	60	30	20	10	25	40	40
R-M (Residential Multi)	Single Family incl. Manufactured Homes	6	7,000 (d)	70	600	30	30	15(b)	8	20	40	30
	Single Family Incl. Manufactured Homes	2	21,780 (a)	80	1000	60	30	20	10	25	40	40
	Two-Family(Duplex)	4(d)	8,000 (4,000) (d)	90	400	60	30	15(b)	8	20	40	40
	Two-Family (Duplex)	2(a)	43,560	90	400	60	30	15(b)	8	20	40	40
	Multi-Family	14	3,000 (d)	30	400	60	30	15(b)	8	20	40	50
	Manufactured Home Park consistent with Chapter 5 Supplemental Regulations	2.6	Chapter 5 Section 35 Supplemental Standards				120	Chapter 5 Section 34 Supplemental Standards				
R-3 SEE NEXT PAGE	Residential , Single Family incl Manufactured Homes	2	21,780	70	600	60	30	15(b)	8	20	40	30
	Residential,	6	7,000 (d)	70	600	60	30	15(b)	8	20	40	30

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							Front	Rear	Side	Side @ corner		
R-3	Single Family incl. Manufactured Homes											
R-P Residential Professional	Non-residential professional uses	2(a)	21,780	80	1000	60	30	20	10	25	40	40
	Residential, Single Family	2	21,780 (a)	80	1000	60	30	20	10	25	40	40
	Residential, Single Family incl. Manufactured Homes	6	7,000 (d)	70	1000	30	30	15(b)	8	20	40	30
C	Commercial – General		10,000 (d)	70		60	30	20	10	20	50 (c)(e)	75
W-LI	Light-Industrial		20,000 (d)	100		60	30	20	15	20	50 (c)	75
H-I	Heavy-Industrial		20,000 (d)	100		60	30	20	15	20	50 (c)	75
PD	Planned Development	Please refer to Section 4-8 and as approved by County Commission as part of the Planned Development Ordinance for a specific project.										

(a) Provided lot has on-site sewer but is otherwise served by a community water system, the minimum lot size shall be 21,780 sq. per unit. If served by on-site sewer and on-site well, minimum lot size shall be 43,560 square feet per unit. (See Department of Health Regulations)

(b) For enclosed small garden sheds, greenhouses, children playhouses and gazebos, this dimension may be reduced to five (5) feet.

(c) Above 40 feet – with Fire Department Approval Only

(d) With water and sewer service only.

(e) Where fire proof walls are used, no side yard is required.

## **4-5 Impervious Surface Coverage**

### **4-5.1 Maximum Coverage**

Impervious surface coverage on a development site shall not exceed the maximum coverage amounts provided in Table 4-1 above.

### **4-5.2 Calculation**

Impervious surface coverage is determined by calculating the total impervious surface area as a percentage of the gross site area. Water bodies are impervious and shall be included as such in the calculation of impervious surface coverage.

### **4-5.3 Pervious Pavement**

If pervious pavement is proposed for a project, then 50 percent of the area covered with pervious pavement shall be considered as a pervious surface provided it is installed and maintained in accordance with manufacturer's guidelines.

## **4-6 Building Setback Requirements**

### **4-6.1 General**

No person shall construct or erect a building or other permanent structure with the exception of fences/walls/hedges, sidewalks, pools, terraces, or driveways on any lot or tract for which a setback line has been established, between such a setback line and the property line.

### **4-6.2 Exceptions**

Architectural features such as cornices, eaves, gutters, fireplaces, flower boxes, bay windows, decorative molding and balconies, and front staircases designed complementary to the principal structure, which are part of or attached to the structure, may project no more than 36 inches into a required setback area. Equipment tanks, filters, stairwells, stairways attached post construction, and enclosed floor space are not considered architectural features and must meet principal structure setbacks.

### **4-6.3 Address and Front Door**

The address of a house or location of the front door shall have no effect on the setback regulations outlined in Table 4-1.

## **4-7 Building Height**

### **4-7.1 Building Height**

Building height is the vertical distance measured to the highest point of the building roof from the average finished grade across those sides of a building that face a street.

## **4-8 Planned Development Standards**

### **4-8.1 Definition**

A Planned Development (PD) may be a residential PD, a commercial PD, or a mixed-use PD. A PD shall consist of land under unified control which may be planned and developed as a whole, as a single development or as an approved programmed series of developments by multiple developers. A typical PD will include principal and accessory uses and structures that are substantially related to the character of the development itself and to the surrounding area of which it is a part.

Unified control, as used above, shall mean that all land to be included within a PD shall be owned or otherwise under the legal control of the person or legal entity which has applied for the PD zoning district. Such person or entity shall be legally capable of providing a commitment to the County that the PD development will comply with all PD documents, plans, standards, and conditions ultimately approved by the Coffee County Commission.

A PD zoning district shall consist of the approved PD zoning district classification, the PD Concept Site Plan and the PD Final Site Plan, as well as any other plans, drawings, renderings, elevations, maps and documents specifically included as development documents in the approval of the PD by ordinance by the County Commission. The ordinance approving a PD shall be deemed a zoning ordinance. The provisions of the individual PD zoning ordinance shall replace all conflicting development regulations set forth in this Code which would otherwise apply to the development. The PD ordinance shall be recorded in the public records of Coffee County.

The applicant may proceed with development or any land disturbing activities only after a plat is recorded and after certification by the Zoning Administrator that the building plans and other required documents and information substantially conform to all documents approved by the County Commission as part of the PD ordinance. The applicant must also provide evidence that would bind his successors in title to any commitments made for the approval of the PD.

### **4-8.2 Zoning Map**

The boundaries of land zoned PD by ordinance of the County Commission shall be indicated as such on the official Zoning Map of the County.

### **4-8.3 Location**

A PD may be located anywhere in the County.

### **4-8.4 Minimum Size**

The minimum size of a PD is five acres.

### **4-8.5 General Requirements**

- a. PD standards for circulation, parking, utilities, drainage and other standards shall apply as described in this Code except as specifically modified by the County Commission as part of the PD ordinance.

b. Open Space

Not less than 25 percent of the PD shall be open space. Required open space may include all common vegetation and landscape areas.

C. Maximum Building Area

Not more than 75 percent of the total development shall be covered by buildings.

**4-9 Subdivision Standards**

A subdivision is the cumulative platting of real property into six or more parcels, lots, tracts, tiers, blocks, sites, units, or any other division of land, including all division of land involving a new street or a change in existing streets for the purpose of conveyance, except as otherwise excepted or modified herein.(See Chapter 4 Section 4-9.1)

**I. Subdivision Classification Generally**

Coffee County shall authorize only four (4) classes of subdivisions: Level 1, Level II, Level III, and Level IV. Each type subdivision varies in its developmental standards and attention must be given by any subdivision applicant that the chosen subdivision developmental classification meets the objectives of the developer. The remainder of this section shall set out the nature and specific requirements for each class of subdivision.

**II. Level I Subdivisions**

A Level I subdivision is classified for those developments that will, or may in the future, have more than twenty five (25) lots or more or 2640 cumulative linear feet of roadway as measured down the roadway center line.

Any subdivision that has more than 25 lots or 2640 cumulative linear feet of roadway shall be required to comply with the following:

- (1) Level I subdivisions which fall within this class shall be required to pave all proposed roads consistent with the construction standards set forth in Chapter 7 of the Coffee County LDC.
- (2) The procedure for obtaining subdivision approval shall require adherence to zoning regulations set forth at Chapter Ten (10). All other aspects of the Coffee County LDC shall also be adhered to when they apply.
- (3) The Final subdivision plat shall not be approved until such time as road construction is complete, an Engineer has submitted to the county a Certificate of Compliance and Completion that the project has been constructed in accordance with the approved documents, and all other applicable standards have been met. The county shall only then approve the final plat and thereupon accept the completed dedicated roadway. Until then, no subdivision of property may occur nor shall any building permits be issued.

### III. Level II Subdivisions

A Level II Subdivision is a Multi-Phase subdivision where the First Phase is twenty five lots or less and has less than 2640 cumulative linear feet of roadway.

Any subdivision that has as its objective to, in phases, develop more than twenty five lots and greater than 2640 cumulative linear feet of roadway, shall select this subclass for its development requirements. The purpose of this sub-class is to permit a developer to initiate Phase I of their subdivision without the initial expense of paving its roads. This process is designed to allow a developer to recover some of its initial development cost before being required to pave roads as required herein. To that end, any subdivision falling into this subclass shall be required to comply with the following:

- (1) Any subdivision in this subclass shall consist of multiple phases. This class of subdivision shall require the developer to plan for and obtain approval of all phases of the entire subdivision plan as required by Chapter 10 of the Coffee County LDC. However, the development process may proceed in discreet phases as provided for herein.
- (2) The subdivision plan shall permit Phase I to develop twenty five (25) or less lots on not more than 2640 cumulative linear feet of roadway as measured down the roadway centerline without mandatorily paving the roads in Phase I. Phase I roads shall, however, be built to those dirt road construction standards set forth in Chapter 7 of the Coffee County LDC.
- (3) The Final subdivision plat for each phase shall not be approved until such time as road construction is complete, an Engineer has submitted to the county a Certificate of Compliance and Completion, and all other applicable standards have been met. The county shall only then approve the final plat and thereupon accept the completed dedicated roadway. Until then, no subdivision of property may occur nor shall any building permits be issued.
- (4) Nothing in this section shall prevent a developer from paving Phase I road(s) from the inception rather than constructing dirt roads. However, if developer chooses to pave all Phase I roads, they shall comply with the same development standards as required of Level I subdivisions.
- (5) A developer shall not be allowed to begin a new phase of development without first notifying the Zoning Administrator of the intent to do so. Developer must adhere to the following standards before proceeding with any new phase of development:
  - A. Prior to development of the new phase, developer must pave all unpaved roads initially developed in Phase I.
  - B. Likewise, all roads platted in the new phase of development shall at the same time be paved.
  - C. All roads to be paved shall be built to the same standards as roads in a Level I subdivision.



- D. The Final subdivision plat shall not be approved until such time as road construction is complete, an Engineer has submitted to the county a Certificate of Compliance and Completion, and all other applicable standards have been met. The county shall only then approve the final plat and thereupon accept the completed dedicated roadway. Until then, no subdivision of property may occur nor shall any building permits be issued.

#### **IV. Level III Subdivisions**

A Level III subdivision is classified for those developments that will have twenty five (25) lots or less and not more than 2640 cumulative linear feet of roadway as measured down the roadway center line.

Any subdivision that has 25 lots or less and not more than 2640 cumulative linear feet of roadway shall be required to comply with the following:

- (1) Level III subdivisions which fall within this class shall be required minimally to construct roads consistent with the construction standards set forth in Chapter 7 of the Coffee County LDC which apply to dirt road construction. This Subdivision class may also pave all or part of the road system in the subdivision. Any paved road must also be constructed consistent with the construction standards set for in Chapter 7.
- (2) The procedure for obtaining subdivision approval shall require adherence to zoning regulations set forth at Chapter Ten (10). All other aspects of the Coffee County LDC shall also be adhered to when they apply.
- (3) The Final subdivision plat shall not be approved until such time as road construction is complete, an Engineer has submitted to the county a Certificate of Compliance and Completion, and all other applicable standards have been met. The county shall only then approve the final plat and thereupon accept the completed dedicated roadway. Until then, no subdivision of property may occur nor shall any building permits be issued.
- (4) This subdivision class shall not at any time be enlarged to exceed the 25 lot maximum or the cumulative linear roadway feet restriction

#### **V. Level IV Subdivisions: Rural Large Acre Subdivision (RLAS)**

A level IV Subdivision is classified for those developments that will consist of the subdivision of large acre tracts of land for the purpose of residential single family development consistent with this LDC and the supplemental standards set out at Chapter 5, Section 42. The purpose of the RLAS is to permit the subdivision of large tracts of land with a minimum lot size of 10 acres per lot and a maximum lot size of 25 acres per lot. The development of a rural large acreage subdivision shall be one in which a street providing access to lots in the development is not dedicated to the public, but is held in common ownership by the owners of the lots. Private drives and streets, whether dirt or paved, shall be constructed consistent with Chapter 7 of this LDC and are not maintained by Coffee County. This development is only permissible in the AG Zoning District. Level IV Subdivisions shall be subject to the following restrictions and/or limitations and otherwise meet all other requirements of this LDC:

- a. Development Plans, Roads and Common Areas
- (1) Any proposed Level IV Subdivision must be submitted to the Zoning Administrator for application review and compliance as required by this Chapter.
  - (2) Any and all roads to be constructed within the proposed subdivision shall allow for a minimum potential construction footprint of 60 feet. All roads shall be surveyed and platted such that they shall be jointly owned by all property owners in the subdivision or by a legally created homeowner's association that will be charged with the responsibility of the ongoing maintenance of any road system developed by the Developer of the subdivision. Until a homeowner's association is legally created and title to said roads conveyed thereto, Developer shall have the joint responsibility to maintain said roads with any landowners having purchased lots therein.
  - (3) Streets, private drainage and utility easements, drainage structures, ditches, and pipes shall be constructed and maintained in perpetuity by the landowner(s) or by a legally created homeowner association.
  - (4) All roads, ditches, pipes, drainage easements, and utility easements built by Developer shall be maintained in perpetuity at the expense of Developer, the joint landowners, or a legally created homeowner's association consistent with Paragraph 2 above.
  - (5) In addition to the application requirements set forth in this chapter, Developer shall also be responsible for filing with the zoning administrator an affirmative statement declaring which road maintenance option as set forth in V (a) (2) above shall be employed for and/or by the owners of the subdivision.
  - (6) The maintenance requirements for roads and common areas shall be required to run with the property and shall be made a necessary responsibility recorded in the deeds of each owner in said subdivision.
  - (7) Coffee County shall have no maintenance responsibilities for the common areas or the roads developed in a Level IV Subdivision. All roads constructed by Developer within a Level IV Subdivision shall be considered private roads irrespective of whether said roads are gated or not.
  - (8) At the time that Developer sells subdivided lots in a Level IV Subdivision, Developer shall be required to notify purchaser before any closing on said lot that the common areas and road system within a Level IV Subdivision shall not be maintained by Coffee County, that said roads shall be considered private roads owned and maintained by either the landowners in said subdivision or a legally created homeowner's association. Notes to this effect must be shown on the final plat.
  - (9) The owner(s) of the road system in a Level IV Subdivision shall have the responsibility of maintaining their roads at a level which will allow emergency vehicles to access their property to provide those necessary services. Any failure to maintain a Level IV Subdivision road system adequately to permit the delivery

of said services, which causes any harm to person or property shall be the sole responsibility of the owners of said road system and/or the inhabitants of said Level IV Subdivision. There shall be no responsibility or liability on the part of the County associated with fully maintained private roads in a Level IV Subdivision. Notes to this effect must be shown on the final plat.

- (10) All common areas envisioned by this Chapter shall be surveyed and platted such that they shall be jointly owned by all property owners in the subdivision or by a legally created homeowner's association that will be charged with the responsibility of the ongoing maintenance of any said common areas. Until a homeowner's association is legally created and title to said common areas is conveyed thereto, Developer shall have the joint responsibility to maintain said common areas with any landowners having purchased lots therein
- (11) All common areas built by Developer shall be maintained at the expense Developer, the joint landowners, or a legally created homeowner's association consistent with Paragraph 9

b. Governmental Services

A Level IV Subdivision will not receive the same level of county services as those citizens living on County roads. Citizens living within a Level IV Subdivision shall receive emergency services provided the road system permits adequate access to the affected homeowner. However, County Solid Waste Services, United States Mail Services, and School System Transportation Services shall not be required to travel the private roads of a Level IV Subdivision to provide service. To accommodate these services, a Level IV Subdivision must provide for access in the following manner.

- (1) Any Level IV Subdivision plan shall provide for an acceptable common area at the entrance of said subdivision adjacent or appurtenant to a County road which allows for a centralized service complex to accommodate solid waste disposal, United States mail receptacles and student pick up and drop off for the Coffee County School System.
- (2) All citizens living within a Level IV Subdivision shall be required to comply with County Solid Waste Ordinances. To that end, all solid waste receptacles utilized by citizens living within a Level IV Subdivision shall be delivered to a common area approved by the Zoning Administrator and consistent with an acceptable plan of development which will permit any solid waste vendor to access and dispose of said solid waste. The design of this common solid waste area shall be such that each potential receptacle can be easily accessed and disposed of without unduly burdening the solid waste vendor. The design shall be such that all receptacles shall be screened from public view from any reasonable angle, and said screen shall be constructed of solid wood or masonry. This common area must provide for a paved or concreted receptacle and turnaround area.
- (3) A separate and distinct common area shall be developed which will allow for the construction and placement of mail receptacles as approved by the United States Postal Service. This area or another distinct and separate area may be also designed so as to accommodate the efficient, safe and orderly loading and unloading of bus passengers transported by the Coffee County School System.

This common area must provide for a paved or concreted receptacle and turnaround area.

c. Gated Level IV Subdivisions

- (1) A Level IV Subdivision may be gated as all roads therein are private.
- (2) The common areas set forth in Section B above shall be constructed outside any entrance gate to a Level IV Subdivision.
- (3) It shall be the responsibility of the homeowners living within a Level IV Subdivision to ensure that all emergency service providers have any necessary code to access all homes within the subdivision.

d. Building Requirements

- (1) Building requirements for Single family detached residential dwellings shall be the same as permitted under the AG zoning district.
- (2) Accessory uses as permitted under the AG zoning district.

#### 4-9.1 Exemptions

The following will not be regarded as subdivisions:

a. Residential Development

A residential development of five lots or less, with minimum required road frontage for each lot as provided in Table 4-1, on an existing county maintained road that is designated for development as provided below:

- (1) Where 5 lots or less can share a private common drive the following shall apply:
  - i. The access driveway shall be a minimum of forty (40) feet wide, shall begin at a public road, shall be recorded as an easement with access rights to all lots and jointly owned by all lot owners.
  - ii. The lot abutting the public road must have a minimum of 80 feet road frontage and meet the requirements of Table 4-1.
  - iii. The parent parcel may not be divided in such a way to create more than five lots including the parent parcel.
  - iv. All lots created shall have a recorded survey prior to the issuance of any building permit.
  - v. Maintenance of said private drive shall be the sole responsibility of the joint land owners.
  - vi. Access drives established under this provision shall never become public right-of-way and shall be the sole responsibility of the land owners into perpetuity with the access easement ownership running with the property. Notes to this effect shall be included on the final plat.

- (2) Where located on a public road, the combination or recombination of previously platted lots, where the total number of lots is not increased, and the resulting lots comply with the standards in this Code.
- (3) The public acquisition or sale of land.
- (4) Division of property under this Section shall not require the developer to comply with the application process set forth in Chapter 10 of this Code. However, the owner/developer of the property under this section must provide the zoning administrator with the necessary 911 addresses obtained from E-911 before any building permit is issued.

b. Division of Large Acre Unimproved Property

Large tracts of unimproved property may be subdivided without administrative oversight provided that the subdivision is not intended to accommodate any form of residential development and does not establish a new road intended for public use.

#### 4-9.2 Blocks

a. Non-Residential

Blocks for any use shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and maneuvering space.

#### 4-9.3 Easements

1. Easements Required:

Permanent easements for county owned utilities and/or drainage shall be dedicated to the County.

2. Easement Widths:

For county owned utilities and/or drainage, the minimum width of permanent easements shall be a minimum of 10 feet. However, additional easement widths may be required by the County where the depth of the utility is excessive or other conditions will cause difficulty in accessing the utility.

Utilities cannot be placed on county dedicated right of way

a. Utility

Utility easements for underground or overhead services shall be located within the platted easement as provided for herein and shall be in accordance to the utility plan approved by the County. See Chapter 7 Section 7-6(b).

Wherever public utility easements are planned adjacent to the subdivision tract boundary or phase, they shall be platted within the subdivision or phase thereof.

b. Drainage

Drainage easements shall be provided as required by the County after review of the preliminary construction plans and preliminary plat of the subject subdivision.

**4-9.4 Lots**

a. Minimum Lot Elevation

The lot area contained within and contiguous to the building walls, for a minimum distance of ten (10) feet measured from all sides of any structure, shall have a minimum elevation of two (2) feet or twenty-four (24) inches above base flood elevation of streams or canals in the particular area. This minimum elevation shall be subject to the approval by the Coffee County Health Department.

No change of elevation necessary to meet this requirement will be permitted if the change of elevation would constitute placing fill within a designated Flood Hazard Zone.

All preliminary and final plats shall clearly delineate identified flood plain areas in conformance with the Coffee County Floodplain Management Ordinance.

b. Lot Width and Area Requirements.

In no case shall the lot dimensions be less than the minimum requirements of Table 4-1 of this Code. Where the following subdivision standards require greater minimum dimensions than Table 4-1, the requirements of this Section shall apply.

c. Corner Lots

Corner lots shall be of such size and dimension that will permit the location of buildings so as to conform to the building setback lines as prescribed in this code.

d. Double and Reverse Frontage

Lots having street frontage both to the front and rear shall be prohibited except to provide for the separation of residential development from railroad or major, secondary arterial or collector street right-of-way. Where the aforementioned abuts or runs through any portion of the subdivision, the subdivision plan shall provide for lots backing on the railroad or right-of-way. Those lots shall have a minimum depth adequate to provide for the rear yard setback required by the respective zoning district, plus an additional 30 feet, 10 feet of which shall be a planted non-encroachable buffer strip separating the lots from the right-of-way. The buffer zone shall be landscaped with hedges or closely planted small trees to provide a visual screen. The vegetation shall be planted at the time of development. This planted, non-encroachable buffer strip shall be clearly indicated on the Final Plat and proper covenants shall be prepared to ensure this restriction and its perpetual maintenance.

e. Building Lines

All setback lines shall be in conformance with this Code.

f. Addresses and Property Numbers

Addresses and property numbers shall be assigned to each lot in accordance with a property numbering system set up by Coffee County 911.

g. Monuments

Lot corners shall be marked with solid steel rods not less than 5/8 inch in diameter and 24 inches in length and driven so as to be flush with the finished grade.

**4-9.5 Commercial Use Buffer Zones**

When a portion of the subdivision is to be devoted to commercial purposes and when the commercial area adjoins residential lots, or when a portion of a proposed subdivision adjoins an area zoned for commercial or industrial uses, a buffer zone not less than twenty (20) feet in width shall be provided. Said buffer strip shall be landscaped with hedges or closely planted small trees so as to provide visual screening. No building or portion thereof may be constructed in said buffer zone, and protective covenants shall be provided to ensure this restriction and the buffer's perpetual maintenance. This buffer zone shall be labeled as such on the final subdivision plat and shall be planted at the time of the commercial subdivision development.

**4-9.6 Streets and Driveway Standards**

The street and road system of any subdivision shall give due consideration to the Coffee County Comprehensive Plan, as amended from time to time.

a. Access

Every lot of every subdivision shall abut a public or private street consistent with the provisions of this LDC. Where the subdivision does not adjoin a public street, the developer shall provide ingress and egress to a public street. Driveways connecting the public road with adjoining property are the responsibility of the property owner. Prior to driveway construction, approval of any needed drainage pipe under the driveway must be received from the County. See Chapter 7 Section 7-5(3)

b. Alignment and Continuation

Streets within the subdivision shall be so arranged as to provide for the alignment and continuation of or projection of existing and future public streets as much as possible.

c. Street Names

The developer shall provide on the subdivision plat the approved name or number of all streets within the subdivision. Streets and roads that are obviously in alignment with and are extensions of existing previously named or numbered streets shall bear that name. The names of all new streets within the subdivision shall be subject to the review and approval of 911, the Zoning Administrator, Fire Department, and County Commission. New street names shall not duplicate or closely resemble the names of streets already in existence within Coffee County.

**4-10 Minimum Improvements**

The developer shall provide all public improvements as required by these regulations. See Chapter 7

**4-10.1 Water Supply and Sanitary Sewerage**

Every lot of a proposed subdivision shall be designed to accommodate adequate water and sanitary facilities, which shall require the approval of the Coffee County Health Department and/or Georgia EPD.

**4-10.2 Street Signs**

The developer shall pay for and erect all street signs required for his subdivision at the time of its development.

Standard street name signs shall be extruded nine (6) inch blanks with four (4) inch letters. County road signs shall be white on green, and private road signs shall be white on blue.

**4-11 Installation of Improvements**

**4-11.1** The developer or developer's engineer/surveyor shall notify the County of the commencements, suspension, or resumption of work at least one day prior to the commencement, suspension or resumption of such work. This requirement shall not apply to work suspended due to adverse weather conditions. In the event that the developer or developer's engineer/surveyor fails to comply with this requirement, the County is hereby authorized to take whatever steps may be necessary to insure that work performed complies with the approved engineering plans and specifications, the standards as set forth in this Code, and other applicable ordinance of Coffee County.

**4-11.2** Actual construction of all improvements required by this Code shall be inspected by a competent inspector, approved by the County, and employed by and under the directions of the developer's engineer/surveyor and shall be performed in accordance with this Code. Said inspections shall be adequate in the opinion of the County to assure that all work complies with the approved engineering plans and specifications and this Code. See Chapter 10 Section 10-23(7)



## **4-12 Acceptance of Completed Minimum Improvements**

### **4-12.1 Completion of Improvements**

Before the plat is signed by the County, all developers shall be required to complete, in accordance with the County Commission's decision and to the satisfaction of Coffee County, all minimum improvements as required by this Code, specified on the Final Plat, and as approved by County Commission, and to dedicate same to Coffee County.

## **4-13 Parking and Loading Standards**

### **4-13.1. Applicability**

Parking spaces shall be provided for each permitted use established in accordance with this Code as follows:

- a. The construction of a new building or new structure;
- b. The construction of a new addition to an existing building or structure; or
- c. Changes in use including changes in the intensity of an existing use.

### **4-13.2 Time of Completion**

Parking areas shall be completed, landscaped and ready for use prior to the issuance of a Certificate of Occupancy or Certificate of Completion.

### **4-13.3 Calculating Parking Requirements**

- a. In the event the calculation of the number of required parking spaces results in a fractional space, the number of required spaces is the nearest whole number.
- b. The number of required parking and loading spaces for a use not specifically listed in this Chapter shall be determined by the Zoning Administrator based on a listed use most similar in parking and loading needs to the unlisted use.
- c. For properties containing more than one use, the number of required parking spaces is the cumulative number of spaces for all uses, including approved shared parking.
- d. Gross floor area less storage areas, restrooms, mechanical rooms or any other areas not commonly used by the public shall be used for the calculation of required parking spaces relating to floor area.
- e. The greatest number of employees, including owners and managers, present on premises at any one time during the largest shift shall be used for the calculation of required parking spaces relating to the number of employees.

#### **4-13.4 Location of Required Parking Spaces**

- a. All required parking spaces shall be located on the same real property upon which the principal use is located. The term “same real property” means that the principal use site and the parking site are in the same ownership or in the same leasehold interest.
- b. If the site of the principal use and the site of required parking are not contiguous, the nearest portion of the parking site shall be located within 250 feet of the front entrance to the principal use as measured by a safe and convenient pedestrian route. Contiguous for this purpose means a common boundary and does not include properties which are separated by a road, alley, or other public right-of-way.
- c. The owner of the off-site parking site shall relinquish all development rights for said property until such a time that the required parking space is approved and provided elsewhere.
- d. For a single family dwelling, a driveway may be used to provide two parking spaces.

#### **4-13.5 Shared Parking and Joint Use of Facilities**

- a. The Zoning Administrator may permit the required parking spaces for one use to be shared as required parking spaces by another use upon a finding that:
- b. The shared parking spaces are in close proximity and readily accessible to the uses served; and
- c. The uses served by the shared parking spaces have different peak parking demands and operating hours; and
- d. There will be a reduction in vehicle movements by the users of the shared parking spaces; and
- e. The design of the parking area in terms of traffic circulation, vehicular and pedestrian access, stormwater management, landscaping, open space preservation and public safety will be improved.
- f. It shall be the responsibility of an applicant for shared parking approval to provide a description of the uses, a site plan, parking study and other necessary information to permit a finding by the Zoning Administrator regarding the request for shared parking.

#### **4-13.6 Off-Street Parking Schedule**

Off-Street parking spaces shall be provided in accordance with the minimum standards contained in the following table:

**Table 4-3 Off-Street Parking Schedule**

Use	Number of Spaces Required
<b><i>Residential Uses</i></b>	
Residential Single Family	2 per unit
Residential Two Family	2 per unit
Residential – Multi Family (studios or 1 bedroom)	1.5 per unit
Residential – Multifamily (2 or more bedrooms)	2 per unit
Adult Care Facility	0.5 per resident plus 2 spaces per 3 employees
Bed And Breakfast	1 per unit plus 2 spaces for owner/manager
Nursing and Convalescent Homes, Congregate Care Facilities and Related Uses	1 space for 4 occupants, plus 1 space per 2 employees
Hotel & Motel	1 space per guest room plus 2 spaces per 3 employees plus 75% of required spaces for ancillary uses associated with the facility
Manufactured Home/RV Park	2 spaces per unit
<b><i>Public &amp; Institutional Uses</i></b>	
Cemetery or Crematorium	0.25 per seat in place of assembly, plus 0.5 space per employee
Child Care and Nursery School	1 per 6 children plus 1 space per employee
Church, Temple, and Place of Worship	1 per 4 seats in main sanctuary, 50% of the required parking requirement may be in stabilized grass parking
Club and Lodge	1 per 3 persons based on the maximum seating capacity of the building or 1 space per 200 square feet whichever is greater
Miniature Golf Course	1 per golf hole
Country Club and Golf Course	3 per green, plus other parking requirements if applicable
Fire Station	1 per shift member, plus 2 spaces
Hospital	1 space per 4 beds plus 1 space per 2 employees
Library	4 per 1000 square feet
Public Assembly	1 space per 4 seats
Private/Parochial Elementary or Junior High School	3 per classroom, plus 1 space per employee, plus 1 space for each 6 seats in auditorium or other areas for public assembly; together with adequate stacking for pick-up/drop-off activities consistent with the student population
Private/Parochial Senior High School	0.5 per student, plus 1 space per employee, plus adequate space for ancillary uses
Private/Parochial Technical School	1 per 10 student stations, plus 1 space per each employee, plus 20 visitor spaces
Swimming Pool (Public & Private)	1 per 50 square feet of pool area
Transportation Terminal (Bus, Train, Airport, Railroad)	1 per 100 square feet of public waiting area plus 1 per two employees plus sufficient storage and unloading space for all commercial motor vehicles

Coffee County Land Development Code

Use	Number of Spaces Required
	at the facility
<b>Commercial Uses</b>	
Adult Entertainment Business	1 per 200 square feet
Automobile – Used Car Lot	2 for the first 30 vehicles displayed, plus 1 space per next 20 displays, plus 1 space for manager
Automobile – Sales, Rental, Repair/Service	2 for every 1,000 square feet of gross floor area of sales/leasing, plus 1 space for every 4,500 square feet of outdoor display area, plus 1 storage space for each vehicle displayed outdoors, plus 2 spaces per repair bay
Automobile Service Station (Gas Station)	1 space per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee
Bar/Cocktail Lounge	1 per 3 persons based on the maximum seating capacity of the building or 1 space per 100 square feet whichever is greater
Bowling Alley	4 spaces per Alley
Business Service Establishment	1 per 300 square feet
Car wash	3 spaces plus 1 space per employee
Catering	1 per employee plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Flea Market	1 per 200 square feet of sales area or outdoor display area
Financial Institutions	1 per 300 square feet plus queuing spaces
Fitness Center, Health Club and Spa	1 space per 200 square feet
Funeral Home	0.25 per seat of chapel capacity plus 1 space per 3 employees
Kennel	1 per 300 square feet of office, administration and examination area
Self Service Laundry (Laundromat)	1 per 250 square feet
Museum, Art Galleries and similar Uses	2 per 1,000 square feet plus one bus parking stall (12 x 45)
Office – Business and Professional	1 per 300 square feet
Office – Medical, Dental, Veterinary and other Health Related Uses	1 per 200 square feet
Personal Service Establishment (including Barbershops, Hairdressers, Nail Salons etc.)	1 per 200 square feet
Pool Hall/Billiard Parlor	1 per 200 square feet, plus restaurant/ bar seating requirements if applicable
Quick Oil Change Facility	1 space per employee, plus 1 space per service bay. Not less than 5 parking spaces may be provided.
Radio/TV studio	1 per employee
Service and Repair Shop	1 per 300 square feet
Restaurant – General	1 per 3 seats based on the maximum seating capacity, plus 1 space per employee
Restaurant – Fast Food, Convenience	1 per employee, plus 1 space of 100 square feet of service area, plus queuing spaces
Retail Trade and Services	1 per 200 square feet plus 1 parking spot for each

## Coffee County Land Development Code

Use	Number of Spaces Required
	vehicle used directly for the business
Theater, Arena, Auditorium	1 per 4 seats
Warehouse – Mini-Storage	1 per employee plus 1 per 50 storage units
Warehouse – General Storage	1 per employee
Warehouse – Wholesale & Distribution	1 per 2 employees or 1 space per 1,000 square feet whichever is greater
<b><i>Industrial and Manufacturing</i></b>	
Hazardous Operations	1 per 1,000 square feet
Industrial – Light	1 per employee
Industrial – Heavy	1 per employee

### 4-13.7 Design Standards for Parking Spaces

- a. The minimum design of parking spaces and access ways as they relate to the angle of parking shall be as follows:

**Table 4-4 Design for Parking Spaces**

Parking Angle (Degrees)	Parking Space Dimensions (minimum ft. x ft.)	Space to Curb (minimum ft.)	One-Way Traffic Aisle Width (minimum ft.)	Two-way Traffic Aisle Width (minimum ft.)
0	9 x 18	9	16	24
30	9 x 18	17	16	24
45	9 x 18	19	16	24
60	9 x 18	20	16	24
90	9 x 18	18	24	24

### 4-13.8 Paving of Parking Surfaces

- a. All required parking spaces, access ways and loading zones shall be paved and otherwise constructed in accordance with the applicable ordinances of the County. As an alternative to paving, parking spaces and access ways may be provided on stabilized grassed areas for uses requiring only occasional parking or transitory vehicle storage as needed for recreational facilities, vehicle dealerships, churches, assembly halls and flea markets. Transitory vehicle storage shall occur only in the rear of such facility and shall only be used by the specified vehicle dealership for their own saleable vehicles. Paved parking shall be provided, however for all full-time employees of such uses.
- b. All parking spaces access ways and loading zones shall be maintained in good condition and be free of pot holes, loose or cracked pavement, broken wheel stops, and any other conditions which might be otherwise detrimental to the health or safety of the residents of the County as determined by the County.

- c. Pervious parking surfaces are permitted when the following conditions are met:
- (1) Pervious paving materials and other soil stabilization techniques are used in a manner as to assure that parking will remain functional in heavy rains or drought.
  - (2) Pervious paving materials are installed according to manufacturer's specifications, including sub-surface preparation, composition, and density of compaction.
  - (3) Sub-surface soil testing must demonstrate that the manufacturer's specifications will be met to allow for percolation and other stormwater functions. A registered professional engineer shall also make inspections and tests as necessary to certify that construction of the pavement is consistent with the approved plans as well as industry and manufacturer's standards.
  - (4) Pervious parking areas shall allow stormwater to percolate into the ground as designed as part of an overall stormwater management system and in accordance with the approved site plan.
  - (5) Such areas shall be provided with drainage facilities adequate to properly dispose of all surface water run-off.
  - (6) Regular maintenance of pervious parking areas is necessary to ensure long-term integrity of function. Sweeping or other recommended maintenance procedures as per manufacturer's specifications must be implemented. If such areas cease to function in providing adequate parking, drainage or cause sedimentation within the drainage system, then paving to normal design standards will be required. In such an event, any credit given towards pervious surface area for the pervious parking will be revoked and pervious areas shall be installed which are comparable to the area credited or revisions to the stormwater management system shall be made as necessary

**4-13.9 Off-Street Loading Requirements**

In addition to the parking required for non-residential uses, loading spaces shall also be required. All loading spaces shall be located and screened to avoid nuisance impacts to adjacent areas with special consideration for noise. A sufficient number of loading spaces shall be provided to accommodate the maximum number of buses or trucks to be loaded or unloaded at any one time. Wheel stops or curbs shall be provided to prevent any vehicle using a loading space from encroaching upon unpaved areas or adjacent property.

**Table 4-5 Required Number of Loading Spaces Commercial & Industrial**

Floor Area (square feet) of Use	Minimum Number of Spaces
5,000 – 20,000	1
20,001 – 50,000	2
50,001 – 100,000	3
100,000 – 250,000	4
For each additional 150,000	Plus 1

Each loading space shall be not less than ten feet in width and 25 feet in length for commercial uses and not less than 12 feet in width and 50 feet in length for industrial uses.