

ARTICLE 5. REQUIRED DEVELOPMENT STANDARDS

Sec. 501. Development standards in general.

- A. *Suitability of land:* Land on which there is a danger to health, safety, environment, or property must not be platted for development that will continue or increase such danger, unless such hazards can be and are corrected, and a plan to correct such hazard is submitted by the developer and approved by the administrative officer. Examples of such conditions are as follows:
1. Land subject to flooding, improper drainage, erosion, or located in a watershed district or recharge area.
 2. Land that does not allow for safe ingress and egress onto a county or state road system.
 3. Land that is a habitat for endangered or protected species.
 4. Land that holds historical value.
 5. Land that acts as a buffer between residential and other uses.
 6. Land with excessive slope or other physical constraints which make it unsuitable for development.
 7. Soil conditions that are not suitable for conventional septic systems. For purposes of this section, conventional septic system means a traditionally used system that is composed of perforated pipe surrounded by gravel or stone masking for the infiltration of effluent into adjoining bottom or side soil areas, but does not include alternative or experimental systems as defined in chapter 290-5-26 of the rules of the department of human resources, on-site sewage management systems. Non-conventional septic systems may be allowed in such a case where feasible, where lot size permits, and only when approved by the county health department and the administrative officer.
 - a. A suitable lot must contain enough useable soil for a primary conventional septic system and a replacement conventional septic system.
 - b. Septic systems shall not cross platted lot lines.
 8. A development/subdivision that exceeds the capacity of the local school system, water system, or fire response time.
 9. A development/subdivision that brings high density population in close proximity of a pipeline.
- B. *Name of subdivision:* The name of the subdivision must have the approval of the building and zoning department. The name must not duplicate or closely approximate the name of an existing subdivision.
- C. *Access:* Access to every subdivision must be provided over a public street, and every lot within a subdivision must be served by a publicly dedicated street or a private street meeting the standards as provided in these regulations.
- D. *Conformance with adopted land use plan:* Proposed subdivisions must conform with the adopted Lamar County Land Use Plan and development policies in effect at the time of submission to the administrative officer. When features of the Lamar County Land Use Plan such as sites for schools, public buildings, parks, major streets, or other public uses are located in whole or in part in a proposed subdivision, such features must be either dedicated or reserved by the subdivider for acquisition within a reasonable time by the appropriate public agency.

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- E. *Community assets:* In all subdivisions, due regard must be shown for all natural features such as large trees, water courses, historical sites, and similar community assets which will add attractiveness and value to the property, if preserved. In subdivisions of ten (10) or more lots, a community common area or areas with a cumulative total of at least five (5) percent of the total subdivision area must be provided for use by all residents of the subdivision. No subdivision subject to this section shall contain any less community common area unless the developer has applied for and received a variance from the board of commissioners, as provided in section 410 and/or 703 of this appendix. Subdivisions zoned AR or R1 are exempt from this requirement. **Community space will be held in ownership by a Home Owners Association or other legal entity that will be responsible for all maintenance.**
- F. *Minimum house sizes and styles:* In subdivisions of ten (10) or more lots, at least twenty-five (25) percent of the lots must be reserved for homes of at least ~~two thousand (2,000)~~ **TWO THOUSAND FOUR HUNDRED (2400)** square feet of conditioned air space, an additional twenty-five (25) percent (accumulative total of fifty (50) or more percent) must be reserved for homes of at least ~~one thousand eight hundred (1,800)~~ **TWO THOUSAND TWO HUNDRED (2200)** square feet. The third twenty-five (25) percent must be at least ~~one thousand six hundred (1,600)~~ **TWO THOUSAND (2000)** square feet. The remainder must be at least equal to or greater than the minimum allowed in that applicable zoning district. No subdivision subject to this section shall vary from this calculation unless the developer has applied for and received a variance from the Board of Commissioners as provided in section 410 and/or section 703 of this appendix. Properties zoned R3 and R4 are exempt from this requirement. **In all major subdivisions, the developer must provide for a minimum of six (6) different home styles that are staggered throughout the neighborhood. Mirrored/Reversed floor plans and exterior finishes are encouraged but will not be considered a different style. Rear or side facing garages only, no front facing garages allowed. Each residence shall exhibit at least two of the following features:**
- **Shutters on at least two front windows, or other window accents;**
 - **An architectural 6-panel door with at least one side light;**
 - **Covered entry-way or porch; Arches, columns, gables or cornices;**
 - **Architectural shingles.**
 - **Each side of the home must contain at least one (1) window.**
 - **On the front and sides of a home, the first three feet of the structure, measured from the ground level, shall be stone or brick; the remainder may be brick, stucco, stone, fiber-cement product; treated wood or other similar durable material. In the alternative, the same amount of square footage of stone or brick as equals this requirement may be used as an architectural element on the front of the home.**
- The following materials are prohibited for exterior walls and finishes: Vinyl siding; Mill finish (i.e., silver); aluminum extrusions for windows and doorways; Unfinished cinder blocks; Metal siding (e.g. corrugated steel, tin). Metal roofs are permitted.**
- G. *Street lights:* Street lights are required in subdivisions zoned R3 and R4 that involve the construction of new streets. If street lights are installed, maintenance and other costs will be the responsibility of the developer and/or a home owners association. Subdivisions zoned AR, R1, and R2 are exempt from this requirement.
- H. *Curb and gutter:* ~~Curb and gutter is required on all subdivisions with over twenty five (25) lots and may be required for any subdivision/development with lots sizes of 1.9 acres or less dependent on topography and any other factors as deemed necessary by the road superintendent.~~ **Curb and gutter is not required for major subdivisions with all lots equal to or greater than 2 acres unless the topography or other factors deem it necessary by the county.**

(Ord. No. 2020-08, § 1, 11-17-20)

Sec. 502. Development standards for streets.

All streets established in the county after the effective date of this ordinance must comply with the following development standards:

- A. *Continuation of existing streets:* Wherever slope will permit, the arrangement of streets in a subdivision must provide for the alignment and continuation or projection of existing streets into adjoining areas. Existing streets must be continued at the same or greater width, but in no case less than the required width.
- B. *Street names:* Streets or roads that are extensions of or obviously in alignment with existing streets should have the same name as the existing street. The names of new streets and roads are subject to the approval of the building and zoning department and must not duplicate or be similar in sound to existing names — even if the suffix street, avenue, drive, etc. is different.
- C. *Development along arterial streets:* Where a subdivision abuts or contains an arterial street (see Lamar County Land Use Plan for street-classification plan), the building and zoning department may require a street approximately parallel to and on either side of the right-of-way of the arterial street to provide access to lots along the arterial street, while avoiding direct driveway curb cuts on the arterial street. Such a street may either abut the arterial street or railroad right-of-way, or be located a suitable distance away to allow an appropriate use of the intervening land with a non-access reservation along the arterial street and a buffer. In such cases, lots must have access only from the access street. It is the intention of Lamar County, Georgia to limit the number of "strip subdivisions". No more than five (5) parcels with less than five (5) acres each may have direct access to an existing county road or state highway. Any development with more than five (5) lots of less than five (5) acres each will require an interior road to be constructed to county standards. **Major subdivisions are only allowed to collect onto existing state highways or existing arterial roads. A GDOT approved traffic study is required for any new major subdivision. Acceleration and deceleration lanes are required for all new major subdivisions.**
- D. *Intersections:* The centerlines of no more than two (2) streets may intersect at any one (1) point. Streets must be laid out so as to intersect at right angles. No street may intersect at any other street at an angle of less than ninety (90) degrees. The angle of intersection is to be measured at the intersection of the street centerlines. **Intersections of less than 90 degrees on existing roads that would be utilized by a proposed subdivision may be grounds for denial of the proposed subdivision.**
- E. *Offset intersections (street jogs):* Offset intersections with centerline offsets of less than one hundred twenty-five (125) feet are not permitted.
- F. *Dead-end streets (cul-de-sacs):* Local streets designed to have one end permanently closed and not connected with any existing street, proposed future street, or not intended to extend to the property line of an adjacent tract, shall be no longer than one thousand fifty (1,050) feet, unless necessary due to the topography or other physical conditions of the property.
 1. *Permanent dead-end streets:* Permanent dead-end streets shall be joined by a cul-de-sac with a paved turn-around having an outside diameter of ninety (90) feet (forty (40) foot radius), and a right-of-way of at least one hundred ten (110) feet diameter, or the current life safety standards as adopted. Dead-end streets designed to be permanent and that exceed more than eight hundred (800) feet in length may be required to have a cul-de-sac turn-around midway between the entrance intersection and the end of the street to provide maneuvering for emergency vehicles, when the dead-end street is the only street in a subdivision.

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2. *Temporary dead-end streets:* Stub streets which are intended to provide for future development within a tract of land or adjacent tracts shall be required to have a temporary turn-around area having a diameter of at least eighty (80) feet, consisting of six (6) inches graded aggregate base.

For developments with a temporary turn-around, it shall be required of the developer to provide a bond or letter of credit equal to the cost of permanent cul-de-sac construction, in accordance with standards of this section for a period of two (2) years. Failure of the developer to extend the street or to construct a permanent cul-de-sac shall result in the county using the bond or letter of credit funds to complete the cul-de-sac construction.

In his sole discretion, the zoning administrator may require streets within a development to connect.

- G. *Half streets:* Half streets are prohibited. Whenever a street is planned adjacent to the proposed subdivision tract boundary, the entire street right-of-way must be platted within the proposed subdivision.
- H. *Split-level streets:* Streets which are constructed so as to have two (2) traffic ways — each at a different level within the same right-of-way must provide any additional right-of-way required by this ordinance when cut and fill techniques have been used in the construction of the street.
- I. *Alleys:* Alleys or service drives may be required at the rear of all lots used for multi-family, commercial, or industrial developments, but must not be provided in one- or two-family residential developments unless the alley or service drive is to provide secondary access to a lot whose natural grade is more than six (6) feet above the finished street grade, or unless the subdivider shows the need for an alley or service drive to the satisfaction of the building and zoning department.
- J. *Marginal access streets:* These are streets which are constructed so as to provide secondary access only. No more than six (6) lots may abut any such street, and no such street may exceed one thousand (1,000) feet in length. Such streets may not be used as through-streets and should be permitted only when lots abut an arterial or collector street.
- K. *Minimum required street right-of-way width:* The right-of-way is the perpendicular distance across a street from property line to property line. Minimum required street right-of-way is as follows:
 1. Arterial street: *One hundred (100) feet.
 2. Collector street: *Sixty (60) feet.
 3. Local street: *Sixty (60) feet.
 4. Marginal access: *Twenty-eight (28) feet.
 5. Alley/service: *Twenty-eight (28) feet.
 6. Cul-de-sac: *One hundred ten (110) feet diameter.*See Lamar County Land Use Plan for street classification system and map.
- L. *Minimum required street pavement width:*
 1. Arterial street: *Twelve (12) feet per lane.
 2. Collector street: *Twelve (12) feet per lane.
 3. Local street: *Twelve (12) feet per lane.
 4. Marginal access: Twenty (20) feet.
 5. Alley/service: Twenty (20) feet.
 6. Cul-de-sac: Ninety-foot diameter.

*See Lamar County Land Use Plan for street classification system and map.

- M. *Additional right-of-way for cut and fill:* Where cut and fill techniques are to be used in the construction of a street, the right-of-way width must be increased above the required minimum two (2) feet for each one (1) foot of material removed for the cut or added for the fill. This additional right-of-way must be added to the side or sides where the cut or fill takes place. The maximum allowable degree of slope on a back slope is one and one-half to one (1.5:1), and on a fill slope the maximum allowable degree of slope is two to one (2:1).
- N. *Additional right-of-way on existing streets:* In all developments that adjoin existing streets, the developer must dedicate additional right-of-way to meet stated minimum right-of-way requirements as follows:
1. Where any part of the subdivision is on both sides of the street, the entire right-of-way must be provided.
 2. When the subdivision is located on one (1) side of an existing street, one-half (½) of the required right-of-way measured from the centerline of the existing roadway must be provided.
- O. *Construction standards for streets:* All streets, alleys, and service drives must be prepared and paved according to current Georgia Department of Transportation standards or by equivalent methods that are acceptable to the public works department.
- P. *Reserve strips:* Reserve strips designed as non-access reservations to control access to streets or other areas must be dedicated to Lamar County.
- Q. *Buffers:* Buffers designed to separate incompatible land uses, as required in certain cases by the Lamar County Zoning Ordinance, must be maintained by the property owner to the specification of Lamar County.
- R. *Grades:* All street grades must conform to the Georgia Department of Transportation Geometric Design Standards for each class of street as follows:
1. *Arterial streets:* Must conform to standards for class IV roads.
 2. *Collector streets:* Must conform to standards for class V roads.
 3. *Local streets and others:* Must conform to standards for class VI roads.
- S. *Horizontal curvature:* The minimum radii or centerline curvature must conform to the Georgia Department of Transportation Geometric Design Standards for each class of street as follows:
1. *Arterial streets:* Must conform to standards for class IV roads.
 2. *Collector streets:* Must conform to standards for class V roads.
 3. *Local streets and others:* Must conform to standards for class VI roads.
- T. *Tangents:* All tangents between reverse curves must conform to the Georgia Department of Transportation Geometric Design Standards for each class of street as follows:
1. *Arterial streets:* Must conform to standards for class IV roads.
 2. *Collector streets:* Must conform to standards for class V roads.
 3. *Local streets and others:* Must conform to standards for class VI roads.
- U. *Vertical alignment:* Vertical alignment (stopping sight distance), measured between points four and one-half (4½) feet above the centerline of the street, must conform to the Georgia Department of Transportation Geometric Design Standards for each class of street as follows:

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1. *Arterial streets:* Must conform to standards for class IV roads.
 2. *Collector streets:* Must conform to standards for class V roads.
 3. *Local streets and others:* Must conform to standards for class VI roads.
- V. *Curb-line radii:* At street intersections, property lines must be rounded with a curb radius of twenty (20) feet. However, in situations where the angle of intersection of two (2) streets is less than ninety (90) degrees, the building and zoning department may permit comparable cut-offs or chords in place of rounded corners.
- W. *Right-of-way radius:* The right-of-way radius at street intersections must parallel the curb line radius.
- X. *Steep slope development:* Street design and construction in areas of steep slopes are subject to variance from the development standards contained in this ordinance if deemed by the building and zoning department to be necessary to carry out the intent and purpose of this ordinance and if so ordered by the building and zoning department. If such a variance is ordered, the administrative officer will establish appropriate design and construction standards on an individual basis.
- Y. *Grading:* All streets, roads, and alleys must be graded by the developer in such a manner that pavements and other improvements (sidewalks and curb and gutter, if provided or required) can be constructed to the required cross section. The minimum width of grading must be the pavement width as specified in this ordinance, plus six (6) feet on each side measured from the back of curb or pavement edge: Deviation from the above will be allowed only when due to special topographical (slope) conditions.
1. *Preparation:* Before grading is started, the entire right-of-way area must be first cleared of all stumps, roots, brush, other objectionable materials, and trees not intended for preservation.
 2. *Cuts:* All tree stumps, boulders, and other obstructions must be removed to a depth of two (2) feet below the subgrade. Rock, when encountered, must be scarified (broken up and loosened) to a depth of twelve (12) inches below the subgrade.
 3. *Fill:* All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clay, etc., must be removed from the roadway. The fill must be spread in layers no more than twelve (12) inches thick and compacted. The filling of utility trenches and other places not accessible to the roller must be mechanically tamped.
 4. *Subgrade:* The subgrade must be properly shaped, rolled, and uniformly compacted to conform with the lines, grades, and typical cross sections as shown on required drawings and approved by the administrative officer. Unsuitable material must be excavated and replaced with acceptable compacted material.
 5. *Excess dirt:* Excess dirt, whether removed during construction of the road or otherwise, shall not be stored on any lot within the subdivision in such a way as to interfere with any easement, right-of-way, utility installation, road grade, or other existing or proposed improvements.
- Z. *Sidewalks:* Sidewalks may be required by the building and zoning department on one (1) side of the road in all subdivisions zoned R3. In any subdivision where lots are less than one (1) acre or zoned R4, sidewalks may be required on both sides of the road. Where required, sidewalks must meet the following development standards:
1. They must be at least three (3) feet wide.
 2. They must not be placed immediately adjacent to street curbs.

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3. They must otherwise be installed according to required construction plans as approved by the administrative officer.
- AA. *Street name signs*: Street name signs must be installed at intersections within a subdivision. The location and design of such signs must be approved by the public works director.
- BB. *Street trees*: The planting of street trees is desired. The subdivider should plant trees along the street to enhance the appearance of the subdivision. Such trees, if planted on a street right-of-way, must be planted in a manner to insure that there will be no conflict with utility lines, either above or below the ground surface. The type and placement of street trees must be approved by the building and zoning department.
- CC. *Sight distance*: In order to assure maintenance of adequate sight distances at intersections, no fence, wall shrubbery, or other obstruction to vision between the heights of three (3) feet and fifteen (15) feet above the ground is permitted within twenty (20) feet of the intersection of the right-of-ways of streets or of streets and railroads.
- DD. *Relation to adjoining road system*: Where appropriate to the subdivision design, proposed roads shall be continuous and in alignment with existing, planned, or platted roads with which they are to connect.
1. Proposed roads shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, for the coordination of the layout of the subdivision with existing and future development of adjacent tracts.
 2. Whenever there exists, adjoining the tract to be subdivided, a dedicated or platted half-street or alley, the other half-street shall be platted.
- EE. *Mailboxes*: All mailboxes in a development shall comply with the following criteria:
1. The following definitions shall apply in the interpretation and enforcement of this paragraph:
 - a. Mailbox shall mean any free-standing or detached structure, container, or receptacle for the delivery of United States Postal Service mail.
 - b. Masonry shall mean brick, stone, concrete, and all other substances or materials having like properties of weight or immovability.
 2. This paragraph shall not apply to any mailbox pre-existing the year 2001.
 3. Mailboxes shall be located so as to comply with the rules and regulations of the United States Postmaster General. Under no circumstances may the location of such a mailbox interfere with the safe use of a roadway by the traveling public. Any mailbox which fails to conform to the location requirements as provided herein shall be unlawful and deemed a public nuisance.
 4. a. It shall be unlawful to construct and/or maintain a mailbox which fails to meet the construction specifications enumerated in subsection b.
 - b. In order to safeguard the health, safety, and welfare of the traveling public and to ensure uniform standards of function and beautification of the county road system, mailboxes shall be constructed as follows:
 - i. The support structure or post of the mailbox shall not be constructed with masonry material or of any material which will not readily yield upon impact with a vehicle.
 - ii. The encasement or housing for the mailbox itself shall not be made of a masonry material or of any other material that will not readily yield upon impact with a vehicle.

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- iii. All posts shall have a maximum width of four (4) inches by four (4) inches or, if round, shall have a diameter no greater than four (4) inches. If a metal pole is used to support the mailbox, such pole shall be hollow and have a diameter no greater than three (3) inches.
 - c. Any violation of any provision of this paragraph shall be punishable by a fine not to exceed five hundred dollars (\$500.00), or imprisonment in the Lamar County jail for not more than sixty (60) days, or both.
 - FF. *Traffic control signs*: Traffic control signs must be installed at all appropriate locations within a development. The location and type of such signs shall be designated by the public works director.
 - GG. *Striping*: All roads within a development must be striped (including reflectors) in such location and in such a manner as may be designated by the public works director.
 - HH. *Driveways*: All lots within a subdivision shall have a driveway for ingress and egress, of sufficient width, and paved with either asphalt or cement covering, and otherwise satisfying the requirements and specifications of this appendix. For major subdivisions, the paved area shall run the entire length of the driveway from its intersection with the road. For exempt subdivisions and minor subdivisions, the paving or cement covering must run at least twenty-five (25) feet from the intersection with the road. The paving of the driveway must be completed prior to the issuance of a certificate of occupancy.

(Ord. No. 2020-08, § 1, 11-17-20)

Sec. 502.1. Improvement to existing roads and rights-of-way.

Every minor and major subdivision, every planned development, and every commercial or industrial/manufacturing use over one (1) acre shall have an entrance on a paved county public road.

- A. *Existing unpaved public road*: Any unpaved public road upon which a development has frontage and access shall be paved and widened according to the functional class of the public road (see section 502 Development standards for streets) along the frontage of the development to the nearest intersection with a paved county road. The minimum right-of-way required according to section 502 shall be dedicated along the entire frontage of the subdivision. The developer shall be responsible for all cost incurred in meeting the requirements of this section. The administrative officer may waive this requirement for developments that will have little to no impact on the existing unpaved road.
- B. *Existing paved public road*: Any existing paved county road upon which a development has frontage and access, and which is deficient relative to county specifications, shall be resurfaced and widened for the full length of the frontage of the subdivision as determined by the county's appointed engineer. The minimum right-of-way required according to section 502 shall be dedicated along the entire frontage of the subdivision. The developer shall be responsible for all costs incurred in meeting the requirements of this section.
- C. *Right-of-way acquisition*: In the event that the proposed development has frontage on a road with less than the required minimum right-of-way, the developer shall contact each property owner having road frontage along the county road where the paving is to be extended and determine whether or not they desire to participate in the paving of the road and obtain such right-of-way deeds as are required by the county. If the developer cannot acquire the required number of property owners to consent, the county will acquire the necessary right-of-way through any means necessary, including condemnation. The developer shall be required to pay to the county the estimated costs for acquisition including, but not limited to, appraisals, engineers, legal fees, expert witnesses, and any out-of-pocket expenses incurred. The county may, at any time during the development, require the payment of additional amounts if the county determines that there is insufficient money deposited to cover the costs of

completion. At the conclusion of the project, the county will reimburse the developer any excess amounts it has deposited. Under no circumstances shall development of the proposed subdivision continue until all of the required funds have been tendered to the county.

(Ord. No. 2020-08, § 1, 11-17-20)

Sec. 503. Development standards for lots.

All lots established in Lamar County after the effective date of this ordinance must comply with the development standards contained in this paragraph. However, where provisions of the Lamar County Zoning Ordinance apply and are more strict, those provisions take precedence. Development standards for lots are as follows:

- A. *Lot lines:* As far as practical, side lot lines must be perpendicular or radial to street lines.
- B. *Jurisdictional limits and lot lines:* If a lot is divided by city or county boundary lines, the developer will follow the rules and regulations of the jurisdiction within which the majority of the lot lies.
- C. *Lot frontage arrangements:* Land must be subdivided in a manner that provides each lot in the subdivision with direct abutting access to an existing public street or to an approved street contained within the proposed development. Refer to the zoning ordinance for specifications on lot frontage widths for each zoning district. **All major subdivisions shall have a minimum lot size of 2 acres with a minimum lot frontage measured at the right-of-way of 200'. Cul-de-sac lots shall have a minimum of lot frontage as measured at the right-of-way of 60' and a front building line of no less than 200'. The minimum setback of all permanent structures shall be 100'.**
- D. *Adequate building sites and setbacks:* Each lot must contain an adequate building site not subject to flooding and outside the limits of existing easements or building setback lines required by this ordinance or any existing ordinance as is appropriate. ~~Refer to the zoning ordinance for specifications on setbacks for each zoning district.~~
- E. *Driveways:* All lots within a subdivision/development shall have a driveway for ingress and egress, of sufficient width, and paved with either asphalt or cement covering, and otherwise satisfying the requirements and specifications of this appendix. For major subdivisions, the paved area shall run the entire length of the driveway from its intersection with the road. For exempt subdivisions and minor subdivisions, the paving or cement covering must run at least twenty-five (25) feet from the intersection with the road. For commercial/industrial developments, the ingress/egress plans and parking area will be approved by the administrative officer and the road superintendent. The paving of the driveway must be completed prior to the issuance of a certificate of occupancy.
- F. *Recessed (flag) lots:* Where a recessed lot is allowed, it must satisfy all of the requirements found in section 202 of this ordinance. Any subdivision containing recessed lots that do not satisfy said requirements shall not be allowed.
- G. *Double or reverse frontage lots:* Double and reverse frontage, unless required by the building and zoning department, are prohibited except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of slope, orientation, or property size. A reserve strip planted with a vegetative screen across which there is no right of access may be required along the line of lots abutting such a traffic artery or other incompatible use.
- H. *Lot remnants:* Lot remnants are prohibited. Such remnant areas must be added to adjacent lots, rather than remain as unusable parcels.
- I. *Monuments:* Solid steel rods at least one-half (½) inch in diameter or square and two (2) feet long, must be set at all street corners, at all points where street lines intersect the exterior boundaries of the

subdivision, at angle points in streets, at points of curve in streets, and at points of change of direction in the exterior boundaries of the subdivision. The top of the monument must have an indented cross to identify the finished grade. All other lot corners must be marked with solid steel rods no less than one-half-inch in diameter, and at least two (2) feet long, driven so as to be flush with the finished grade.

- J. ~~Lot size: Lot size requirements are found in the zoning ordinance for each zoning district.~~ **All major subdivisions must have a minimum of two acre lot size. Lot width at building frontage and as measured along the right-of-way must be a minimum of 200'.**
- k. **All developments must leave or provide a natural tree buffer of at least 25' along all property lines of the original undeveloped tract. The maintenance of this buffer will be the responsibility of the future property owner of the individual lot and is required in perpetuity unless a variance is granted as provided in section 410 and/or section 703 of this appendix.**

(Ord. No. 2020-08, § 1, 11-17-20)

Sec. 504. Development standards for utility installations.

A. Easements and widths:

1. *Generally:* All lots within a subdivision shall provide temporary and permanent easements for stormwater drainage and detention systems; for future sanitary sewer installations; for future water line installations; and for gas, electric, and telephone utilities and any other utilities. **All lots within a major subdivision must be connected to a public water source.**
2. *Rear lot line easements:*
 - a. A permanent easement of not less than twenty (20) feet in width shall be reserved for the uses described in this section along the length of all rear lot lines. Said easements shall be shown on the final plat together with a short and plain statement that the easements shown are reserved for utility and drainage purposes.
 - b. An additional easement of not less than twenty (20) feet in width adjacent to the permanent easement shall be reserved during the period of construction or as is reasonably necessary for the proper installation, maintenance, and repair of the improvements.
3. *Side lot line easements:*
 - a. A permanent easement of not less than ten (10) feet in width shall be reserved for the uses described in this section parallel to and along the length of all side lot lines. Said easements shall be shown on the final plat together with a short and plain statement that the easements shown are reserved to for utility and drainage purposes.
 - b. An additional easement of not less than twenty (20) feet in width adjacent to the permanent easement shall be reserved during the period of construction or as is reasonably necessary for the proper installation, maintenance, and repair of the improvements.
4. *Easements along streams and drainage ways:*
 - a. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, on each lot through which said watercourse, drainage way, channel, or stream traverses, there shall be provided an easement of undisturbed buffer, in addition to any other easement provided for in this section, of not less than twenty-five (25) feet measured from the outer most edge of the bank of the watercourse, drainage way, channel, or stream contained within the lot for which the

easement is required. A wider easement may be required for large streams, drainage ways, and for future sanitary sewer installations as provided for in this section.

- b. In a subdivision lot in which a watercourse, drainage way, channel, or stream forms the rear or side lot line, the easement provided for in subsections 2. and 3. of this section shall be in addition to, and shall be measured from the termination of, the undisturbed buffer easement provided for in paragraph a. of this subsection.
5. *Stormwater detention facility easements:* All stormwater detention facilities shall be accessible from a public street by an easement of not less than twenty (20) feet in width, and there shall be an additional easement for each detention facility itself, including an area of not less than twenty (20) feet around the outside perimeter of the facility.
- B. *Installation of utilities:* After the road right-of-way is brought to finished grade and approved, and before any base is applied, all of the underground work within the street right-of-way — water mains, gas mains, etc. must be installed completely and approved throughout the length of the road and across the flat section. At the same time, all service connections (where applicable) must be stubbed out to each lot.
1. *Utility placement specifications (curb and gutter):* Utility placement along subdivision streets with curb and gutter shall meet the following location requirements:
 - Sewer:* If authority supplied sewer service is available at the time of the subdivision application, sanitary sewer line will be installed in the center of the street at a depth of six (6) feet. If authority supplied sewer service becomes available after the subdivision infrastructure has been completed, then the sanitary sewer line may be located in the easement area(s) defined in section 504.A at the depth of four (4) feet. Allowed on left and right side of street, but on the opposite side of waterlines.
 - Waterlines:* Locate four (4) feet from edge of pavement at the depth of four (4) feet. Allowed on left and right side of street, but on the opposite side of gas line.
 - Water meter boxes:* Locate at the road/street right-of-way and property line boundary. Allowed on left or right side of street.
 - Gas:* Locate six (6) feet from edge of pavement at a depth of three (3) feet. Allowed on left side of street, only.
 - Power:* Locate ten (10) feet from edge of pavement at a minimum depth of thirty (30) inches. Allowed on left and right side of street.
 - Telephone, Cable for tv or internet:* Locate two (2) feet from edge of pavement at a depth of two (2) feet. Allowed on left and right side of street.
- Note:* The left and right sides of the street are determined at entrance. Placement of underground utilities across the proposed roadway shall be bored after acceptance of the subgrade and placement of the concrete curb and gutter. Should obstacles be encountered during the boring process, the building and zoning department and Lamar County Road Department shall be notified prior to open cutting the roadway.
- Note:* Where curb and gutter is installed, the location of utilities will be measured from back of curb. Where a sidewalk is installed, the location of utilities will be measured from the yard side of the sidewalk instead of the back of the curb or edge of pavement.
- C. *Water supply systems:*
1. *Public water system:* Water mains, fire hydrants, and stub connections to each lot within the development must be provided as shown on approved construction plans and must meet the requirements and specifications of the authority.

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- a. This paragraph shall not be interpreted so as to require an individual owner who subsequently acquires a lot from the developer to subscribe to water service through the water authority.
 2. ~~Community water supply system: When a public water supply is not available through the water authority as set forth above, the developer may install a community water system developed according to plans and specifications shown on the approved construction plans and approved by the Environmental Protection Division of the Georgia Department of Natural Resources and must comply with the rules and regulations of the authority and the water ordinance.~~
 3. ~~Individual water supply: When a public water supply is not available through the authority as set forth above, and a community water system is not proposed by the developer, the developer must carefully consider the capability and suitability of the general area of the development to support individual water supplies. Such proposed water supplies must be approved by the Lamar County Health Department and the water authority. The building and zoning department must consider the recommendation of the Lamar County Health Department and the water authority regarding any proposed private water supplies in considering approval of a plat.~~
- D. *Sanitary sewer disposal systems:*
1. *Public sewage system:* Sewage mains, and stub connections to each lot within the subdivision must be provided as shown on approved construction plans and must meet the requirements and specifications of the water authority.
 2. *Community sewage system:* When a public sewage system is not available through the water authority as set forth above, the subdivider/developer may install a community sewage system developed according to plans and specifications shown on the approved construction plans and approved by the Environmental Protection Division of the Georgia Department of Natural Resources and meeting the specifications of the water authority.
 3. *Individual sewage system:* When a public sewage system is not available through the water authority as set forth above, and a community sewage system is not proposed by the subdivider, the subdivider must carefully consider the capability and suitability of the general area of the subdivision to support individual sewage systems (septic tanks). Such proposed sewage system must be approved by the Lamar County Health Department and the water authority. The building and zoning department must consider the recommendation of the Lamar County Health Department and the water authority regarding any proposed private sewage systems in considering approval of a plat.

(Ord. No. 2020-08, § 1, 11-17-20)

Sec. 505. Development standards for drainage facilities.

- A. *Watercourse and drainage easements:* Where a proposed subdivision is traversed by a watercourse, drainage way, or stream, appropriate provisions must be made to accommodate storm water and drainage through and from the proposed subdivision. Such an easement must conform substantially with the lines of the watercourse and be wide enough and of adequate construction to be satisfactory for the purpose.
- B. *Storm drainage:* An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., must be provided for the proper drainage of all surface water. Cross-drains must be provided to accommodate all natural water flow and must be long enough to traverse the full width of the roadway and required slopes. All such facilities must be shown in plan and profile, including pipe sizes and invert elevations. Outfall ditching must follow property lines on a twenty (20) foot easement to rear property line or natural drainage course.

(Ord. No. 2020-08, § 1, 11-17-20)

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