

TABLE 15.2
PERFORMANCE STANDARDS FOR AGRICULTURAL DISTRICTS

Performance Standard										A1			AG-RES																										
Minimum lot area for zoning to the district										No min.			No min.																										
Minimum lot size										1 acre			2 acre																										
Maximum gross density for dwellings										1 unit per acre			1 unit per two acres																										
Minimum lot width										125 feet			150 feet																										
Minimum front setback										50 feet			50 feet																										
Minimum side setback										25 feet			25 feet																										
Minimum rear setback										25 feet			25 feet																										
Minimum buffer on side and rear (Note 1)										25 feet			25 feet																										
Minimum exterior setback (Major subdivisions only)										50 feet			50 feet																										
Minimum heated floor area per dwelling unit, square feet										700			700																										
Maximum height	Character Areas																																						
	McFarland		South GA 400		Big Creek		Haw Creek & Daves Creek		Lanier		Vickery Creek		Campground		North GA 400		Chestatee / Jot Em Down		Etowah		Sawnee Mountain																		
	McFarland		South GA 400		Big Creek		Haw Creek & Daves Creek		Lanier		Vickery Creek		Campground		North GA 400		Chestatee/Jot Em Down		Etowah		Sawnee Mountain																		
	McFarland/ Shiloh Road Regional Node		South GA 400/ Highway 141 Regional Node		Peachtree Parkway Community Node		Haw Creek Community Node		Lake Lanier/ Mary Alice Park Community Node		Castleberry/ Bethelview Community Node		Highway 20 Neighborhood Node		Hammond's Crossing Regional Node		Chestatee Neighborhood Node		Matt and Silver City Neighborhood Nodes		Coal Mountain Community Node																		
50'		Office Uses: 80' (Note3) Mixed Use: 70' (Note 2)		50'		Office Uses and Mixed Use: 60' (Note 2)		40'		50'		40'		Non-Residential Uses and Mixed Use: 50' (Note 2)		40'		60'		40'		Non-Residential Uses and Mixed Use: 60' (Note 2)		30'		40'		50'		Non-Residential Uses and Mixed Use: 80' (Note 2)		30'		40'		30'		40'	

Notes:

- (1) This requirement only applies to commercial uses in these districts. The director shall make the determination of a proposed use is considered commercial. This requirement shall not apply to agritourism. A special event facility shall follow buffer requirements as indicated in 15-3.3(F).

- (2) The maximum height for any use not referenced for this node shall be the maximum height allowed for the character area in which the node is located.
- (3) Height maximum of 125' for office uses is permitted within the portion of the McFarland/Shiloh Road Regional Node illustrated below:

