

**AN ORDINANCE TO AMEND THE LAND
DEVELOPMENT ORDINANCE OF GOOD HOPE, GEORGIA**

THE MAYOR AND THE COUNCIL OF THE CITY OF GOOD HOPE, GEORGIA HEREBY
ORDAIN AS FOLLOWS:

Article I.

ARTICLE I.

The Land Development Ordinance of Good Hope, Georgia, officially adopted _____, 20____, as thereafter amended, is hereby amended by implementing the below text amendments as follows:

1. Article 3, Section 3.10 Agricultural District (A) Paragraph E. Property Development Standards, Subparagraph 1. Minimum Lot Area is hereby amended by deleting said sub-section 3.10(E)(1) in its entirety and replacing it with the following in lieu thereof:

1. Minimum Lot Area: The minimum lot area shall be:

- a. Two (2) acres where public or community water and individual septic tank are used;
- b. Two (2) acres where both private well and individual septic tank are used.

2. Article 3, Section 3.10 Agricultural District (A) Paragraph E. Property Development Standards, Subparagraph 4. Minimum House Size is hereby amended by deleting said sub-section 3.10(E)(4) in its entirety and replacing it with the following in lieu thereof:

4. Minimum House Size: The minimum floor area of the primary dwelling shall be Two Thousand (2000) square feet.

3. Article 3, Section 3.11 Single Family Residential District (R-1) Paragraph E. Property Development Standards, Subparagraph 1. Minimum Lot Area is hereby amended by deleting said sub-section 3.11(E)(1) in its entirety and replacing it with the following in lieu thereof:

1. Minimum Lot Area: The minimum lot area shall be:

- a. Two (2) acres.

4. Article 3, Section 3.11 Single Family Residential District (R-1) Paragraph E. Property Development Standards, Subparagraph 4. Minimum House Size is hereby amended by deleting said sub-section 3.11(E)(4) in its entirety and replacing it with the following in lieu thereof:

4. Minimum House Size: The minimum floor area of the primary dwelling shall be Two

Thousand (2000) square feet.

5. Article 3, Section 3.12 Two Family Residential District (R-2) Paragraph E. Property Development Standards, Subparagraph 1. Minimum Lot Area is hereby amended by deleting said sub-section 3.12(E)(1) in its entirety and replacing it with the following in lieu thereof:

1. Minimum Lot Area: The minimum lot area shall be:

- a. Two (2) acres for single family dwellings and sixty thousand (60,000) square feet for two family dwellings.

6. Article 3, Section 3.12 Two Family Residential District (R-2) Paragraph E. Property Development Standards, Subparagraph 4. Minimum House Size is hereby amended by deleting said sub-section 3.12(E)(4) in its entirety and replacing it with the following in lieu thereof:

4. Minimum House Size: The minimum floor area of each dwelling shall be Two Thousand (2000) square feet.

7. Article 3, Section 3.23 Minimum Lot Size and Maximum Lot Coverage is hereby amended by deleting said Section 323. in its entirety and replacing it with the following in lieu thereof:

Section 3.23 Minimum Lot Size and Maximum Lot Coverage

The subsections on the following pages show the minimum lot size, minimum lot width and maximum coverage for each land development district according to the combination of public facilities that are available.

This Section is established to show the minimum size, width, and height requirements for the land uses within the following districts. However, notwithstanding the standards of this Ordinance, no lot shall have a lesser area than that approved by the Walton County Board of Health for safe drinking water and septic tank operation.

District	Type of Dwelling	Minimum Lot Area (Sq. Ft.)	Minimum Lot Size Per Dwelling Unit (Sq. Ft.)	Minimum Lot Width (Ft.)	Maximum Lot Coverage (%)
A	Single Family	87,120	87,120	150	25
	Manufactured Home	87,120	87,120	150	25
R-1	Single Family	87,120	87,120	150	25
R-2	Single Family	87,120	87,120	150	25
	Two Family	87,120	43,560	175	33
B - 1*		None	None	None	None
I - 1*		None	None	None	None

F-P		None	None	None	None
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*No minimum lot size and maximum lot coverage are required except for those uses as specified in Article 5.

8. Article 3, Section 3.24 District Development Standards is hereby amended by deleting said Section 3.24 in its entirety and replacing it with the following in lieu thereof:

Section 3.23 Minimum Lot Size and Maximum Lot Coverage

This section provides a convenient summary of the minimum setbacks and yards for lots in all zoning districts and also provides a summary of the maximum height and minimum floor areas.

District	Front Setback from Existing R-O-W (Feet)		Yards		Buildings	
	Arterials or Collectors	All Other Streets	Min. Side Yard (Feet)	Min. Rear Yard (Feet)	Max. Height (Feet)	Min. Floor Area (Feet ²)
A	90	60	20	40	35	2,000
R-1	80	60	20	40	35	2,000
R-2	80	50	15	30	35	2,000
B-1	40	30	none*	none*	40	–
I-1	60	50	none*	none*	50	–

*No minimum side or rear yards are required except for those uses as specified in Article 5.

9. Article 5. Supplemental Use Regulations, Section 5.01 General Provisions, Paragraph SS. is hereby amended by adding the following new Subparagraph i:

- i. All temporary signs shall be removed within thirty (30) days following the conclusion of the special event. The owner of the sign shall be responsible for compliance.

10. Article 9. Drainage & Utilities, Section 9.01 Drainage System Requirements, Paragraph E. Design Criteria – Longitudinal Storm Sewer Piping, Subparagraph 1. is hereby amended by deleting said Subparagraph 1. in its entirety and replacing it with the following in lieu thereof:

- 1. The preliminary design (initial pipe sizing and profile design) of longitudinal pipe collection systems shall be based upon conveyance of the peak flows associated with a fully developed twenty-five (25) year storm with the hydraulic grade line (HGL) being one foot (1') or more below the top of each structure, gutter line or proposed final ground surface elevation, whichever is lowest. All longitudinal piping within a FEMA identified floodplain

shall be sized to adequately convey the one-hundred (100) year frequency storm event. The minimum allowable pipe diameter shall be eighteen inches (18"). However within the City of Good Hope all driveways that require a drainage pipe to control water flow along ditches shall use a 24" diameter pipe where ever feasible and shall conform to Georgia Department of Transportation Standards.

Article II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Article III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Good Hope, Georgia.

FIRST AND SECOND READING. This _____ day of _____, 2021.

THIRD READING AND ADOPTED. This _____ day of _____, 2021.

CITY OF GOOD HOPE, GEORGIA

By: _____ (SEAL)

Randy Garrett, Mayor

Attest: _____ (SEAL)

City Clerk

