

ARTICLE 5. A-R AGRICULTURAL AND RESIDENTIAL

Sec. 501. Purpose.

A-R zoning districts are intended to establish and preserve low-to-medium density areas where agriculture is the primary land use. Residences, which may or may not be incidental to these activities, are also permitted. These districts are free from other uses which are incompatible with low-to-medium density agricultural and residential uses.

Sec. 502. Boundaries of A-R districts.

The official map (section 2301 of this ordinance) shows the boundaries of all A-R districts within Pike County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

Sec. 503. Permitted uses.

- A. The following principal uses are permitted in A-R districts:
1. Site-built, single-family detached dwelling with a heated floor area of at least one thousand five hundred (1,500) square feet.
 2. Industrialized home, single-family detached dwelling with a heated floor area of at least one thousand five hundred (1,500) square feet.
 3. Conservation Subdivision.
 4. Local, state, or federal government building.
 5. Garden, crop growing.
 6. Publicly owned and operated park or recreation area.
 7. Agriculture.
 8. Livestock on tracts of land having a minimum lot size of five (5) acres.
 9. Class A manufactured home with a heated floor area of at least one thousand five hundred (1,500) square feet. Must be on permanent foundation.
 10. Class B manufactured home is allowed with an approved administrative variance having a minimum heated floor area of at least one thousand five hundred (1,500) square feet. Must be on permanent foundation.
 11. Shrubbery sales, greenhouses and plant nurseries (commercial), provided no heavy equipment shall be permitted.
 12. Barndominium that meets the following criteria:
 - a. Roof pitch of the dwelling with a minimum vertical rise of four (4) feet for each twelve (12) feet of horizontal run;
 - b. A porch of a depth of at least five (5) feet located on the front of the structure.

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- c. At least a three (3) foot water table shall be constructed of brick, stone or stucco on all sides of the structure.
- 13. Private shooting preserve, meeting the County definition and the requirements of Title 27 of the Georgia Code.
 - 14. Seasonal, light intensity, agritourism uses, offering agricultural products for sale to the public:
 - (a) Christmas Tree Farms;
 - (b) Pick-your-own Farms;
 - (c) Firewood Sales;
 - 15. Pet Breeder, not to exceed 5 adult breeding animals;
- B. The following principal uses are permitted as special use permits in A-R districts:
- 1. Church, synagogue, chapel, or other place of religious worship including educational building, parsonage, church-related nursery or kindergarten, and other related uses meeting the following development standards:
 - a. It must be located on either an arterial or collector road;
 - b. The lot must have a minimum road frontage of two hundred (200) feet;
 - c. The lot must have an area of at least three (3) acres.
 - d. All buildings must be located at least fifty (50) feet from any property line;
 - e. A twenty (20) buffer must be provided along all side and rear property lines.
 - 2. Day care center meeting the following development standards:
 - a. Compliance with the rules promulgated by the Georgia Department of Human Resources where applicable.
 - b. A twenty (20) foot buffer must be provided along all side and rear property lines.
 - 3. School—Elementary, middle, high—Public or private.
 - a. A twenty (20) foot buffer must be provided along all side and rear property lines.
 - b. May include administrator's residence for private school.
 - 4. Golf course—Public or private—Meeting the following development standards:
 - a. It must be for daytime use only;
 - b. All buildings, greens, and fairways must be set back at least (100) feet from any property line;
 - 5. Tower or antenna meeting the standards and development criteria established in the Pike County Ordinance to Establish Standards for Telecommunications Antennas and Towers.
 - 6. Airport, private—Paved or unpaved.
 - 6'. Airstrip, private as defined in section 202 that meets the following criteria:
 - a. An area designated for the take-off and landing of private, noncommercial aircraft;
 - b. No terminal facilities; and
 - c. No scheduled take-offs and landings.
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7. Ambulance or emergency service.
 - a. A twenty (20) foot buffer must be provided along all side and rear property lines.
 8. Kennel of a commercial nature meeting the following development standards:
 - a. All structures must be set back two hundred (200) feet from all property lines.
 9. Private club or lodge.
 10. Library.
 - a. A buffer (as provided by section 405) must be provided along all side and rear property lines.
 11. Cemetery.
 12. Group home, transitional as defined in section 202 that meets the following criteria:
 - a. Minimum lot size: five (5) acres;
 - b. Minimum house size:
 - i. "Resident" includes each personal care home client, caregiver and other adult or child that is domiciled in the dwelling.
 - ii. For no more than three (3) residents: One thousand five hundred (1,500) square feet, with at least one (1) bathroom;
 - iii. For no more than six (6) residents: Two thousand (2,000) square feet, with at least two (2) bathrooms;
 - iv. For no more than nine (9) residents: Two thousand five hundred (2,500) square feet, with at least three (3) bathrooms.
 - c. Compliance with the requirements of the Americans with Disabilities Act, 42 U.S.C. § 126 et seq.;
 - d. Certificate of inspection and approval by the state fire marshal and building inspector;
 - e. Occupancy requirements:
 - i. No more than three (3) residents may occupy a single bedroom.
 13. Development of natural resources including the removal of minerals and natural materials. This includes appurtenant buildings and machinery. Such an activity must meet the following development standards:
 - a. At the time of application for the building permit, the owners or operators of the quarry must present to the administrative officer documentation which confirms that a permit has been issued in accordance with the Georgia Surface Mining Act of 1968, as amended.
 14. Bed and breakfasts.
 15. Campground, religious.
 16. Privately owned park or recreation area, meeting the following development standards:
 - a. Location on arterial or collector street: Any park or recreation area must be located on a street or road, arterial (section 202) or street or road, collector (section 202);
 - b. Required minimum frontage width: Two hundred (200) feet;
 - c. Minimum lot size: Twenty (20) acres;
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- d. Minimum setback:
 - i. Structures to be used for events: One hundred (100) feet from each property line;
 - ii. Other structures: Fifty (50) feet from each property line;
 - iii. Athletic fields: Fifty (50) feet from each property line.
 - e. Required buffer: Twenty (20) feet along all side and rear property lines;
 - f. Lighting: All lighting structures or facilities must have a minimum setback of fifty (50) feet from each property line and be constructed in a manner to not impact adjoining properties;
 - g. Limitation of hours of operation: All outside events must commence after 8:00 a.m. and conclude prior to 11:00 p.m.;
 - h. Parking: Parking facilities shall be provided as required in Appendix G, Standards for Off-Street Parking and Service Facilities, with all parking areas paved according to county standards and requirements;
 - i. Ingress and egress: Entrances and exits, including acceleration or deceleration lanes, shall be provided by the developer as approved by the county;
 - j. Compliance with commercial development ordinance: Any development shall be considered a commercial development and shall comply with the requirements of Appendix J, Commercial/Industrial Development Ordinance;
 - k. Preapplication conference: Prior to filing a formal application for a privately owned recreation area, the applicant shall meet with the zoning administrator to review the general character of the proposed development and the applicant will be advised of the approval procedures and information required for approval;
 - l. Development plan: A development plan shall be required for a privately owned recreation area pursuant to section 416;
 - m. Summary of intent: A written statement shall be provided with the development plan which includes the following information:
 - i. A statement of the present ownership of all land within the proposed development;
 - ii. An explanation of the character of the development, including the types and densities of use and structures;
 - iii. A statement of the proposed development schedule;
 - iv. Agreements, provisions, and covenants governing the use and maintenance of the development, and any common or open space;
 - n. Revision of development plan: Any change in the approved development plan, affecting the intent and character of the development, the density or land use pattern, or other substantial changes, must be approved by the board of commissioners upon the recommendation of the board of zoning appeals;
17. Riding academies and other facilities which host equestrian events, including but not limited to exhibitions or competitions where performers or competitors ride, rope, wrestle, or corral horses, cattle, swine, or other livestock or any other exhibitions or competitions involving livestock of any nature.
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18. Nursing home/hospice, when associates with approved nursing homes.
 19. Personal care home as defined in section 202 that meets the following criteria:
 - a. Minimum lot size: Five (5) acres;
 - b. Minimum house size:
 - i. For no more than four (4) residents: One thousand seven hundred fifty (1,750) square feet;
 - ii. For no more than six (6) residents: Two thousand five hundred (2,500) square feet;
 - iii. For no more than eight (8) residents: Three thousand (3,000) square feet;
 - iv. "Resident" includes each personal care home client, caregiver and other adult or child that is domiciled in the dwelling.
 - c. Compliance with the requirements of the Americans with Disabilities Act, 42 U.S.C. § 126 et seq.;
 - d. Compliance with the requirements of all regulations of the Georgia Department of Community Health governing the operation of a personal care home;
 - e. Certificate of inspection and approval by the state fire marshal and building inspector;
 - f. Occupancy requirements:
 - i. The licensee authorized by the Georgia Department of Community Health to operate the family personal care home must maintain their domicile at the address at which the family personal care home is permitted; in the event the licensee is a corporation or partnership, at least one (1) officer, director or partner must maintain their domicile at the address at which the family personal care home is located; and
 - ii. No more than two (2) residents may occupy a single bedroom.
 - g. Issuance of a business license for the operation of the facility by Pike County; and
 20. Utility substation meeting the following development standards:
 - a. Structures must be placed at least thirty (30) feet from all property lines.
 - b. Structures must be enclosed by a woven wire fence at least eight (8) feet high with bottom of fence either flush with the ground or with a masonry footing.
 - c. No vehicles or equipment may be stored on the lot.
 - d. A buffer, as provided in section 405, must be maintained along the side and rear property lines.
 21. Child caring institution as defined in section 202 that meets the following criteria:
 - a. Minimum lot area: As required by section 504(B);
 - b. Minimum heated floor area: As required by section 504(A);
 - c. Compliance with the requirements of the Americans with Disabilities Act, 42 U.S.C. § 126, et seq.;
 - d. Compliance with the requirements of any and all regulations of the Georgia Department of Human Resources governing the operation of a child caring institution;
 - e. Certificate of inspection and approval by the state fire marshall and building inspector.
 23. Event center, rural, meeting the following development standards:
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- a. Minimum lot size: Twenty-five (25) acres;
 - b. Must be located on a public, paved road;
 - c. Maximum event size: Two hundred (200) guests;
 - d. Setbacks: All structures (permanent or temporary) and all outdoor activities must be located two hundred (200) feet from any exterior property boundary;
 - e. Hours of operation: No events may be conducted between 11:00 p.m. and 8:00 a.m.;
 - f. Parking: Parking facilities shall be provided as required in Appendix G, Standards for Off-Street Parking and Service Facilities, with all parking areas paved according to county standards and requirements;
 - g. Outdoor lighting: All lighting structures or facilities must have a minimum setback of fifty (50) feet from each property line and have full-cutoff fixtures with property line shields to prevent impact to adjoining properties;
 - h. Sanitary facilities: As required by the Pike County Health Department; and
 - i. Submission of a site plan indicating the location of permanent and temporary structures and outdoor activities, which shall include a traffic control plan for the ingress and egress of emergency vehicles and the orderly and safe arrival and departure of all vehicles which shall be made a condition of approval.
24. Taxidermy business meeting the following development standards:
 - (a) All new structures must be at least 50 feet from all property lines;
 - (b) Animal waste cannot be buried or burned on the property, unless permitted by state and/or federal regulations;
 - (c) Individuals maintaining taxidermy businesses must obtain a license from the Georgia Department of Natural Resources, and must follow the requirements of Georgia Code Section 27-2-9.
 25. Commercial grade chicken houses, commercial poultry and ratite farms;
 26. Deer cooler meeting the following development standards:
 - (a) All new structures must be at least 50 feet from all property lines;
 - (b) Animal waste cannot be buried or burned on property, unless permitted by state and/or federal regulations;
 - (c) Individuals maintaining deer coolers must obtain a permit from the Georgia Department of Natural Resources; and
 - (d) Individuals maintaining deer coolers must purchase a business license annually.
 27. Public shooting preserve, meeting the following development standards:
 - (a) Public shooting preserves shall be located on a minimum 25 acre parcel;
 - (b) All shooting areas shall be setback at least 200 feet from all property lines, including right-of-way lines;
 - (c) The public shooting preserve shall be posted "No Trespassing-Danger- Shooting Preserve" at 200 foot intervals around the perimeter of the preserve property.
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- (d) A site plan shall be submitted to the County, which shows the location of shooting areas, parking, etc.
28. Shooting range, outdoor, meeting the following development standards:
- (a) Outdoor shooting ranges shall be located on a minimum 25 acre parcel;
 - (b) All shooting areas shall be setback at least 200 feet from all property lines, including right-of-way lines;
 - (c) The outdoor shooting range shall be posted “No Trespassing-Danger-Shooting Preserve” at 200 foot intervals around the perimeter of the preserve property.
 - (d) A site plan shall be submitted to the County, which shows the location of shooting areas, parking, targets, backstops, etc.
 - (e) At least one qualified individual in the sponsoring club or organization shall be properly certified for shooting range supervision. Each facility shall adopt safety rules and regulations subject to review by the County.
 - (f) Shooting range design and operation shall conform to the most current standards of the National Rifle Association (NRA) Range Sourcebook, including minimum height standards for earthen embankments behind shooting range targets.
 - (g) Outdoor shooting ranges shall be subject to pre-range lead testing and subsequent lead testing thereafter, and the range shall have necessary lead management and lead removal procedures in place.
 - (h) An accessory retail store is allowed in conjunction with the shooting range, but no service or sales of alcoholic beverages shall be allowed on the shooting range property.
 - (i) The outdoor shooting range shall be covered by accident and liability insurance, amount to be determined by Pike County.
29. Pet Breeder, exceeding 5 adult breeding animals;
30. Animal Shelter, meeting State requirements;
31. Rescue Group (for animals), meeting State requirements;
32. Medium to high intensity agritourism uses, including, but not limited to:
- (a) Petting Zoos
 - (b) Rodeos / Horse Shows
 - (c) Domestic Winery
 - (d) Farmer’s Market
 - (e) Agricultural Museum or other related public exhibit;
33. Class C manufactured home with a heated floor area of at least 1500 square feet;
- C. The following accessory uses are permitted in A-R districts:
- 1. Private garage or carport.
 - 2. Structure for the storage of equipment and supplies used in maintaining the principal building and its grounds.
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3. Structure for a children's playhouse and the storage of children's play equipment.
 4. Private swimming pool and bath house or cabana meeting the following development standards:
 - a. All such swimming pools must meet the specifications of the Standard Swimming Pool Code (SBCCI).
 5. Private tennis court and/or basketball facilities; if lighted, lights must be designed so that they do not intrude upon adjacent lots. Such a court may be surrounded by a fence up to ten (10) feet high.
 6. Garden, including a greenhouse and other customary garden structures. Produce and/or plants grown in garden shall not be sold from property unless otherwise permitted in this ordinance.
 7. Deck, patio, barbecue grill, or other such facility.
 8. Temporary building for storage of materials meeting the following development standards:
 - a. Permitted only in conjunction with construction of a building;
 - b. Allowed either on the same lot where construction is taking place or on an adjacent lot;
 - c. Such a use must be terminated upon completion of construction.
 9. Sign as permitted by the Pike County Sign Ordinance (Appendix E).
 10. Roadside stands for sale of agricultural products grown on the premises, but not to exceed five hundred (500) square feet in floor area.
 11. Home occupation, minor.
 12. Recreational vehicles as temporary housing.
 - a. Building permit is required.
 - b. Allowed for twelve (12) months in conjunction with a building permit for a principal dwelling on the subject property.
 - c. Approval from the Planning and Development Director.
 - d. Approval from Pike County Health Department for water and wastewater services.
 13. Foster home.
 14. Mother-in-law suite/Guest quarters. See Section 203 for requirements.
 15. Shipping container, temporary.
 16. *Fowl (chickens)*: The raising and keeping of no more than four (4) chickens on a lot consisting of a minimum of three (3) acre provided compliance with the following:
 - a. No roosters shall be allowed.
 - b. Chicken must be kept in a fenced area in the rear yard at least twenty (20) feet from any property line.
 - c. Chicken coops may be no more than six (6) feet in height.
 - d. All coops and surrounding areas are to be properly maintained and kept clean so as not to become a nuisance. Coops and feed are to be secured at all times to prevent any potential nuisance with mice or other rodents and pests.
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- e. Chicken shall only be permitted for pets or for egg production; the chickens shall not be kept for slaughter.
17. The parking of unoccupied travel trailer or motor coach and/or pleasure boat in the side or rear yard only.
- D. The following accessory uses are permitted as special use permits in A-R districts:
1. Recreational vehicle for temporary use in case of certified hardship meeting the following development standards:
 - a. A person having a certified hardship shown according to the procedure contained in this section and meeting any one (1) of the following conditions may apply to the planning and zoning board for the special use permit permit.
 - (i) The applicant for the special use permit is to be the owner and occupant of the temporary unit and is physically or mentally disabled and requires frequent attendance by others for medical or physical care;
 - (ii) The applicant for the special use permit is to be the owner and occupant of the temporary unit and at least one member of his or her family is physically or mentally disabled and requires frequent attendance by others for medical or physical care;
 - (iii) The applicant for the special use permit is not to be the owner and occupant of the temporary unit but at least one of the residents of the unit is a member of the applicant/owner's family and is physically or mentally disabled and requires frequent attendance by others for medical or physical care.
 - b. In order to determine if the need for the special use permit presented by the applicant is a certified hardship, the planning and zoning board will require a doctor's certificate currently dated, attesting to the health of the person who is asserted to be physically disabled and also attesting to the need for frequent attendance upon such a person by other people. The letter from a doctor must be presented prior to the Planning and Zoning Board meeting.
 - c. The procedure for applying for a special use permit permit for a recreational vehicle for certified hardship is as follows:
 - (a) Application should be made to the Planning and Development Department for the special use permit permit for a recreational vehicle for certified hardship.
 - (b) The Planning and Development Department will explain to the applicant all conditions and limitations attached to such a permit and will secure the written certification of the applicant that he understands and will abide by those conditions if issued the special use permit permit.
 - (c) The planning and zoning board will consider each application, and upon determining that all requirements have been met for such a permit, will issue the special use permit permit.
 - d. Upon being granted a special use permit permit to allow a recreational vehicle for certified hardship, the applicant must then apply to the administrative officer for a building permit for the installation of the temporary recreational vehicle. The procedure is as follows:
 - (a) Plans for a water/well and sewage/septic system suitable for the recreational vehicles proposed to be installed on the site must be submitted to the Pike County Health Department for its review and approval.
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- (b) Upon securing concurrence of the county health department of the proposed water and sewage systems to serve the proposed temporary recreational vehicle, the owner should present evidence of such approval to the administrative officer and apply for a building permit for installation of the proposed temporary unit, including the water and sewage systems.
 - (c) Upon approval of the administrative officer and receipt of the building permit, the owner should proceed with installation of the proposed temporary recreational vehicle, including water and sewage systems. The administrative officer will provide required inspections of these systems during and upon completion of construction.
- e. The following conditions apply to special use permit permits issued for temporary use of a recreational vehicle for hardship:
- (a) It is temporary and valid only for a period of time of twenty-four (24) months or whenever the conditions for which the permit was granted cease to exist.
 - (b) Any permit for a recreational vehicle for temporary use in case of certified hardship shall be valid for the calendar year in which such permit is first issued, and thereafter, such permit may be renewed annually upon submission of medical documentation attesting the continuation of the certified hardship in a form sufficient to satisfy the requirements of section 503.D.2.b. Notice that the certified hardship has ceased must be given within thirty (30) days of the date on which such certified hardship terminated.
 - (c) A development plan must be submitted showing the proposed locations of the principal building, the water and sewage systems, and the temporary recreational vehicle. That development plan must be approved by the planning and zoning board before issuing the temporary special use permit permit.
 - (d) During its period of approval, the temporary recreational vehicle must be connected to the approved water and sewage systems.
 - (e) The temporary recreational vehicle must be removed within thirty (30) days of either the expiration of the special use permit permit for the temporary manufactured home or upon finding of the planning and zoning board, upon its own application or that of any aggrieved party and after giving due notice to all concerned parties and granting full opportunity for a hearing, that the conditions for which the special use permit was granted no longer exists—Whichever is earlier.
 - (f) No more than one (1) such unit is permitted per lot.
 - (g) The unit must be located entirely within the rear or side yard of the principal dwelling, as shown on the approved development plan.
2. Airport, private—Paved or unpaved.
3. Home occupation, general, excluding garage, repair garage, kennel, shooting range and such other proposed uses that may conflict or be inconsistent with existing nearby development or pose a threat to the public health and safety of residents of nearby properties.
4. Home occupation, event center, rural, meeting the following development standards:
- a. Minimum lot size: Twenty-five (25) acres;
 - b. Must be located on a public, paved road;
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- c. Maximum event size: Two hundred (200) guests;
 - d. Setbacks: All structures (permanent or temporary) and all outdoor activities must be located two hundred (200) feet from any exterior property boundary;
 - e. Hours of operation: No events may be conducted between 11:00 p.m. and 8:00 a.m.;
 - f. Parking: Parking facilities shall be provided as required in Appendix G, Standards for Off-Street Parking and Service Facilities, with all parking areas paved according to county standards and requirements;
 - g. Outdoor lighting: All lighting structures or facilities must have a minimum setback of fifty (50) feet from each property line and have full-cutoff fixtures with property line shields to prevent impact to adjoining properties;
 - h. Noise: Noise shall be regulated by Part IX—Offenses, Chapter 4—Noise Abatement and Control;
 - i. Sanitary facilities: As required by the Pike County Health Department; and
 - j. Submission of a site plan indicating the location of permanent and temporary structures and outdoor activities, which shall include a traffic control plan for the ingress and egress of emergency vehicles and the orderly and safe arrival and departure of all vehicles which shall be made a condition of approval.
- E. All accessory uses must meet the following standards:
1. They must be located in the side or rear yard, except on tracts of five (5) or more acres.
 2. Accessory structures may be located up to ten (10) feet from the side and rear property lines.
 3. They may not be located in any front yard, except on tracts of five (5) or more acres.
 4. Accessory buildings and structures not attached to the principal building must be located at least ten (10) feet from the principal building on the lot.
 5. An accessory building, except for dwellings such as guest quarters and mother-in-law suites, erected on a lot prior to the time of construction of the principal building must be located on lots five (5) acres or more and can be located towards the front of the principal building;
- F. Any use not listed within permitted uses section will at the discretion of the Zoning Administrator be presented as a special use permit and follow the procedures for a special use permit.

Sec. 504. Development standards for A-R districts.

In addition to the development standards contained in Article 4 of this ordinance, the following standards are required within A-R districts:

A.	<i>Minimum heated floor area per dwelling unit:</i>	One thousand five hundred (1,500) square feet.
B.	Minimum lot area:	Five (5) acres; however, a lot of record lawfully existing at the time of passage of this ordinance and having an area which does not conform to the above standards may nevertheless be developed with a use which is permitted within an A-R district if approved by the Pike County Health Department. New Major Subdivisions: Ten (10) acre minimum per lot

C.	<i>Minimum lot width:</i>	Two hundred (200) feet.
D.	<i>Minimum front-yard setback:</i>	One hundred (100) feet from right-of-way
E.	<i>Minimum side-yard setback:</i>	Thirty (30) feet.
F.	<i>Minimum rear-yard setback:</i>	Thirty (30) feet.
G.	<i>Maximum building height:</i>	Thirty-five (35) feet.
H.	<i>Sewage System:</i>	Septic tank permitted
I.	<i>Water System:</i>	Well or county water

- J. *Minimum frontage width:* Two hundred (200) feet, provided that frontage width shall be reduced to thirty-five (35) feet for lots abutting the turnaround portion of dead-end streets (culs-de-sac).
- K. *Sight distance:* Within thirty (30) feet of the pavement edge, plants cannot be of a type which will exceed a height of thirty (30) inches at maturity and/or a trunk diameter of four (4) inches. There may be some flexibility in regard to the maximum trunk diameter when protected by a guard rail or some other suitable type barrier beyond thirty (30) feet from pavement edge. Almost any type of planted vegetation is permissible.
- L. *Applicability to land and open space:* No building, structure or land may be used or occupied, and no building or structure or part of a building or structure may be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations specified for the district in which it is located.
- M. *Every use must be on a lot:* No building or structure may be erected, or use established unless upon a lot as defined by this ordinance.
- N. *Only one principal building per lot:* Only one (1) principal building and its accessory buildings may be erected on any lot, except for planned developments or as otherwise provided.
- O. *Open space not to be encroached upon:* No open space may be encroached upon or reduced in any manner except in conformity with the yard, setback, off-street parking spaces, and other such required development standards contained in this ordinance. Shrubbery, driveways, retaining walls, fences, curbs, and buffers (see definition in article 2) are not considered to be encroachments of yards. Open space areas as required by this ordinance must be permanently maintained as open space in accordance with the requirements of this ordinance.
- P. *Reduction of yards or lot area:* Except as otherwise provided in this chapter, no lot existing at the time of passage of this chapter may be reduced, divided or changed so as to produce a tract of land which does not comply with the minimum dimension or area requirements of this chapter for the district in which it is located unless that reduction or division is necessary to provide land which is needed and accepted for public use.
- Q. *Lots with multiple frontage:* In the case of a corner lot or double frontage lot, the front yard setback shall be a minimum of one hundred (100) feet. The setback applicable to any other portion of the lot which abuts a street shall be a minimum of fifty (50) feet. For purposes of this section, the front yard setback shall apply to that side of the lot which must comply with the minimum frontage width required in this district.
- R. *Landlocked lots:* In case of a landlocked lot (a lot without direct access to a public street or road) lawfully existing as of the effective date of this ordinance, the property owner is entitled to one (1) building permit, as long as all of the following requirements are met:
1. No other principal building exists or is being constructed on the property.
 2. No other valid building permit has been issued prior to the effective date of this ordinance and is currently valid.
 3. The property was and continues to be under single ownership since the effective date of this ordinance.

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4. The property owner has acquired a forty-foot (40') easement to a county, or state-maintained street or road, and the easement has been duly recorded and made a part of the property deed.
 5. In the event the property is divided, no additional permits will be issued.
- S. *Flag (Panhandle) lots*: Flag lot that are a part of a major subdivision, shall not have their access strips abut one another, nor have their access strips be closer than 400 feet apart. Flag lots in major subdivisions shall be limited to a maximum of 20% of the total number of lots. There is no separation requirement or number limitation for flag lots that are part of a minor subdivision/lot division. The minimum road frontage for all flag lots shall be forty (40) feet.
 - T. *Yards and other spaces*: No part of a yard, other open space, off-street parking, or loading space required for another building may be included as a part of the yard, off-street parking, or loading space required for another building, except as specifically provided for in this ordinance.
 - U. *Substandard lots*: Any lot existing at the time of the adoption of this ordinance, which has an area or a width which is less than required by this ordinance, is subject to the following exceptions and modifications:
 1. *Single lots*: When a lot has an area or frontage, which does not conform with the requirements of the district in which it is located, but was a lot at the effective date of this ordinance, such a lot may be used for any use allowed in the zoning district in which it is located as long as all other requirements of this ordinance are met.
 - V. *Encroachment on public rights-of-way*: No building, structure, service area, required off-street parking, or loading/unloading facilities are permitted to encroach on public rights-of-way.
 - W. *Physical design standards*: Minimum design standards for driveways, loading areas, and other such physical site improvements are contained in applicable development regulations of Pike County. Consult that document for specific requirements.
 - X. *Off-street parking and service requirements*: Minimum standards for off-street parking and service requirements are contained in the Pike County Standard for Off-Street Parking (Article 27).
 - Y. *Other applicable development regulations*: Information concerning any other applicable development regulations may be obtained by consulting the administrative officer.
 - Z. *Signs*: Minimum design and location standards for signs are contained in the Pike County Sign Requirements (Article 25). Consult that article for specific requirements.
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