

ARTICLE 7. R-1 SINGLE-FAMILY RESIDENTIAL LOW DENSITY

Sec. 701. Purpose.

R-1 zoning districts are intended to establish and preserve quiet, relatively low-density neighborhoods of single-family residences as desired by large numbers of people. These districts are free from other uses which are incompatible with single-family homes.

Sec. 702. Boundaries of R-1 districts.

The official map (section 2301 of this ordinance) shows the boundaries of all R-1 districts within Pike County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

Sec. 703. Permitted uses.

A. The following principal uses are permitted in R-1 districts:

1. Site-built, single-family detached dwelling with a heated floor area of at least two thousand (2,000) square feet;
2. Local, state, or federal government building.
3. Publicly owned and operated park or recreation area.
4. Subdivision recreation area owned, operated, and maintained by a homeowner's association exclusively for the use of residents and their guests.
5. Conservation subdivision.
6. Industrialized home, single-family detached dwelling with a heated floor area of at least two thousand (2,000) square feet.

B. The following principal uses are permitted as special use permits in R-1 districts:

1. Church, synagogue, chapel, or other place of religious worship or educational instruction 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) foot buffer must be provided along all side and rear property lines.
2. Bed and breakfasts.
4. Utility substation meeting the following development standards:
 - a. Structures must be placed at least thirty (30) feet from all property lines.

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- 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.
5. Personal care home as defined in section 202 that meets the following criteria:
- a. Minimum lot size: Two (2) acres;
 - b. Minimum house size:
 - i. For no more than four (4) residents: One thousand seven hundred fifty (2,000) 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 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
- C. The following accessory uses are permitted in R-1 districts:
- 1. Private garage or carport.
 - 2. Structure for the storage of equipment and supplies used in maintaining the principal building and its grounds.
 - 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. Personal garden
 - 6. Deck, patio, barbecue grill, or other such facility.
 - 7. 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 adjacent lots;
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- c. Such a use must be terminated upon completion of construction.
 8. Sign as permitted by the Pike County Sign Ordinance (Appendix E).
 9. Home occupation, minor, excluding public garage, repair garage and kennel.
 10. Recreational vehicles as temporary housing.
 - a. Building permit is required.
 - b. Allowed for six (6) 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.
 11. Foster home.
 12. Mother-in-law suite/Guest quarters. See Section 203 for requirements.
 13. *Fowl (chickens)*: The raising and keeping of no more than four (4) chickens on a lot consisting of a minimum of two (2) 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.
 - e. Chicken shall only be permitted for pets or for egg production; the chickens shall not be kept for slaughter.
 14. The parking of one (1) unoccupied travel trailer or motor coach and one (1) pleasure boat in the side or rear yard only.
- D. The following accessory uses are permitted as special use permits in R-1 districts:
1. 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.
 2. 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;
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- (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 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 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.
 - (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.
 - d. Upon being granted a special use 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.
 - (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.
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- (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 recreational vehicle. 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.
3. Tower or antenna meeting the standards and development criteria established in the Pike County Ordinance to Establish Standards for Telecommunications Antennas and Towers, limited to those towers defined in section 4.B.1.—5. of Appendix E and which additionally shall be determined by the Pike County Board of Zoning Appeals to meet the criteria for approval set forth in section 6.C. of Appendix I.
- E. All accessory uses must meet the following standards:
- 1. They must be located in the side or rear yard.
 - 2. Accessory structures may be located up to ten (10) feet from the side and rear property lines.
 - 3. 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.
 - 4. Accessory buildings and structures that are attached to the principal building must match the existing exterior of the principal building.
 - 5. Primary structure must be built before any accessory structures are constructed.
- 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. 704. Development standards for R-1 districts.

In addition to the development standards contained in Article 4 of this ordinance, the following standards are required within R-1 districts:

A.	<i>Minimum heated floor area per dwelling unit:</i>	Two thousand (2,000) square feet.
B.	Minimum lot area:	Two (2) 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 R-1 district if approved by the Pike County Health Department.
C.	<i>Minimum lot width:</i>	One hundred fifty (150) feet.
D.	<i>Minimum front yard setback:</i>	1. Sixty (60) feet.

		a. All lots must be located within a subdivision which new streets are installed, no lots may access an existing road.
		b. The front yard must be fully sodded on each lot.
		c. Each lot must have a paved driveway.
E.	<i>Minimum side-yard setback:</i>	Twenty-five (25) feet.
F.	<i>Minimum rear-yard setback:</i>	Twenty-five (25) 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:* Each lot shall have minimum frontage width of at least one hundred (100) feet where public water and sewer are not available. Where public water is provided, the minimum frontage width shall be reduced to seventy-five (75) feet. Minimum frontage width shall be reduced to thirty-five (35) feet for lots abutting the turnaround portion of dead end streets (culs-de-sac).
- K. *Site 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 guardrail 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 buildings:* 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 ordinance, no lot existing on or before the date of the adoption of this ordinance may be reduced, divided or changed in any way which does not comply with the area, width, or yard requirements of this ordinance provided, however, that:
1. The area of the lot may be reduced if the reduction is necessary to provide land for a governmental function.
 2. The yard requirements for any lot within a subdivision which was platted and recorded in the office of the clerk of superior court on or before the date of adoption of this ordinance in the AR-1, R-1, R-2, R-4, or R-5 districts may be reduced to the yard requirements which existed on that date that subdivision was originally recorded.
 3. A lot within a platted subdivision which has been previously combined with another lot (or other combination thereof) within the subdivision prior to the date of adoption of this ordinance may be split to allow for development as such lot was originally platted.

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- 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, which may be reduced to seventy (70) feet where public sewer is provided. The setback applicable to any other portion of the lot which abuts a street shall be a minimum of fifty (50) feet, which may be reduced to thirty-five (35) feet where public sewer is provided. 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 the 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.
 4. The property owner has acquired a thirty-foot easement to a city-, county-, or state-maintained street, 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 are prohibited in this zoning district, unless necessary due to topographically constraints and they shall be limited to five (5) present of total lots in the development.
- 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 facility is 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 Appendix B, Pike County Subdivision Ordinance. 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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