Planning & Zoning
Planner's Report

TO: Adrienne Senter

FROM: Lynn M. Patterson, Consulting Planner for City of Hapeville

RE: Minimum Dwelling Code Sections

DATE: January 8, 2019

BACKGROUND

The Planning Commission requested staff forward the relevant code sections as they related to minimum dwelling size.

Chapter 93 – Zoning

Sec. 93-22.1-1. - Chart of dimensional requirements.

City of Hapeville
Article 22.1 Dimensional Requirements

Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/DU Square Feet	Bed & Bath Req.	Floor Area/DU Sq. Ft.
R-O	Single-family Detached	60	10,000	10,000	3br/2bth	1,600
	Accessory Structure(s)					
R-1	Single-family Detached	50	6,750	6,750	3br/2bth	1,600
	Accessory Structure(s)					
R-2	Single-family Detached	60	8,500	8,500	3br/2bth	1,400

	Accessory Structure(s)					
	Two-Family Attached—Duplex		8,500	4,250	3br/2bth	1,400
	Accessory Structure(s)					
R-3	Single-family Detached	60	8,500	8,500	3br/2bth	1,600
	Accessory Structure(s)					
	Single-family Attached—Duplex	60	8,500	4,250	3br/2bth	1,400
	Accessory Structure(s)					
	Single-family Attached Patio/Townhomes	60	10,000	2,500	3br/2bth	1,400
	Accessory Structure(s)					
R-4	Single-family Detached	60	8,500	8,500	3br/2bth	1,400
	Accessory Structure(s)					
	Two-Family Attached Duplex	60	8,500	4,250	3br/2bth	1,400
	Accessory Structure(s)					
	Single-family Attached Public/Townhomes	60	10,000	2,500	3br/2bth	1,400
	Accessory Structure(s)					
	Multifamily—2 Stories or Less	100	10,000	3,000		730
	Accessory Structure(s)					
	Multifamily—2 Stories or More	200	5 acres	2,000		730
	Accessory Structure(s)					

R-5	Single-family Detached	40	4,000	4,000	3br/2bth	1,600
	Accessory Structure(s)					
	Single-family Attached 4 to 8 Units	40	10,000	2,500	3br/2bth	1,400
	Accessory Structure(s)					
R-SF	Single-family Detached	40	4,000	4,000	3br/2bth	1,000
	Accessory Structure(s)					
R-I	Single-family Detached	40	4,000	4,000	3br/2bth	1,400
	Accessory Structure(s)					
	Single-family Attached—Duplex	40	4,000	2,000	3br/2bth	1,400
	Accessory Structure(s)					
	Single-family Attached Patio/Townhomes	40	10,000	2,500	3br/2bth	1,200
	Accessory Structure(s)					
V	Single-family Detached	50	4,000	4,000	3br/2bth	1,600
	Accessory Structure(s)					
	Single-family Attached—4 to 8 Units	50	10,000	2,500	3br/2bth	1,500
	Accessory Structure(s)					
	Condominiums	200	43,500	2,500	3br/2bth	1,400
	Accessory Structure(s) Conditional					
	Nonresidential	50	10,000	10,000		1,000
C-R	Single-family Detached	60	8,500	8,500	3br/2bth	1,600

	Accessory Structure(s)					
	Two-Family Attached—Duplex	60	8,500	4,250	3br/2bth	1,400
	Single-family Attached Patio/Townhomes	50	10,000	2,500	3br/2bth	1,400
	Multifamily—2 Stories or Less	100	30,000	3,000		480
	Nonresidential with floor areas not exceeding 6,000 sf	100	8,500			1,000
	Nonresidential with floor areas in exceeding 6,000 sf	200	5 acres	1,000		500
C-1	Nonresidential					
C-2	Nonresidential					
D-D	Nonresidential					
I-1	Light Industrial					
I-2	Heavy Industrial					
N-C	Single-family Detached	60	8,500	8,500		1,600
	Accessory Structure(s)					
	Single-family Attached Duplex	80	8,500	4,250	3br/2bth	1,400
	Single-family Attached Patio/Townhomes	60	10,000	2,500	3br/2bth	1,400
	Accessory Structure(s)					
	Multifamily—2 Stories or Less	100	10,000	3,000	2br/2bth	480

	Multifamily - 3 Stories or Greater	125	10,000	3,000	2br/2bth	730
	Nonresidential	100	8,500			1,000
UV	Single-family Detached	30	2,400			1,600
	Accessory Structure(s)					
	Single-family Attached - Duplex	30	2,400		2br/2bth	1,400
	Single-family Attached Patio/Townhomes and Live-Work Unit	20	1,200		2br/2bth	1,400
	Accessory Structure(s)					
	Multifamily	20	2,000		1br/1bth	600
	Nonresidential	20	2,000			
RMU	Single-family Detached	30	2,400	m		1,600
	Accessory Structure(s)					
	Single-family Attached - Duplex	30	2,400	m	2br/2bth	1,400
	Single-family Attached Patio/Townhomes and Live-Work Unit	20	1,200	m	2/br/2bth	1,400
	Accessory Structure(s)					
	Multifamily— Condominium	20	2,000	m	1br/1bth	600
	Non-Residential	20	2,000			