

Chapter 17
SUBDIVISIONS*

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***Cross references**--Administration, Ch. 2; buildings, construction and related activities, Ch. 5; floodplain regulations, Ch. 8; historic preservation, Ch. 9; public utilities systems, Ch. 13; sewage, Ch. 14; solid waste management, Ch. 15; streets and sidewalks, Ch. 16; trees and landscaping, Ch. 20; zoning, Ch. 22.

State law reference--Authority to adopt plans and exercise the power of zoning, Ga. Const. art. 9, sec. 2, par. 4.

Section 17-160A ARTICLE VI. DESIGN STANDARDS FOR BLOCKS AND LOTS

Section 17-161 Block lengths and widths.

Block lengths and widths shall be as follows (see Illustration 8 on file in city, Ordinance Book 5, page 35):

- (1) Block lengths shall be not greater than one thousand eight hundred (1,800) feet nor less than six hundred (600) feet, except in unusual circumstances.
- (2) Blocks shall be wide enough to provide two (2) tiers of lots of minimum depth, except where abutting upon major streets, limited-access highways, or railroads or where other situations make this requirement impracticable.

(Code 1958, § 20A-1301)

Section 17-162 Lot sizes.

- (a) Residential lots shall meet the lot width and lot area requirements of the zoning chapter.
- (b) Where individual septic tanks are used, the chief building official shall prescribe minimum lot sizes to conform to health standards; provided, however, that lots shall never be less than the minimum size prescribed by the zoning chapter. Commercial and industrial lots shall be adequate to provide service areas and off-street parking suitable to use intended. (See Illustration 9 on file in city, Ordinance Book 5, page 35, and parking requirements of the zoning chapter.)

(c) Residential corner lots shall have adequate width to meet building setback requirements from both abutting streets. (See Illustration 10 on file in city, Ordinance Book 5, page 35.)

(Code 1958, § 20A-1302)

Section 17-163 Lot lines.

All lot lines shall be perpendicular or radial to street lines unless not practicable because of topographic or other features. (See Illustration 11 on file in city, Ordinance Book 5, page 36.)
(Code 1958, § 20A-1303)

Section 17-164 Building lines.

A building line meeting the front-yard setback requirements of the zoning ordinance shall be established on all lots.
(Code 1958, § 20A-1304)

Section 17-165 Lots abutting public streets.

Each lot shall abut upon a dedicated public street.
(Code 1958, § 20A-1305)

Section 17-166 Double and reverse frontage lots.

Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use. (See Illustration 11 on file in city, Ordinance Book 5, page 36.)
(Code 1958, § 20A-1306)

Section 17-167 17-167--17-185. Reserved.