

## 6.4 R-3 Single Family Dwelling District.

**6.4.1 R-3 District scope and intent.** Regulations set forth in this section are the R-3 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The R-3 District is intended to provide land areas devoted to low density residential uses. The district also provides for closely related uses. (Amended 4/7/93)

**6.4.2 Use regulations.** Within the R-3 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by administrative permit or use permit shall be prohibited.

- A. Permitted uses. Structures and land may be used for only the following purposes:
1. Single family dwelling.
  2. Agriculture, general and specialized farming, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.
- B. Accessory uses. A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

### 6.4.3 Development standards.

- A. Height regulations: No building shall exceed 40 feet in height. (Amended 2/7/96)
- B. Minimum front yard: 50 feet.
- C. Minimum side yard:
  - ten feet adjacent to interior line.
  - 20 feet adjacent to street.
- D. Minimum rear yard: 35 feet.
- E. Minimum lot area: 18,000 square feet.
- F. Minimum lot width: 100 feet.
- G. Minimum lot frontage: 35 feet adjoining a street. (Amended 11/3/93)
- H. Minimum heated floor area:
  - 1,200 s.f. on ground level for less than two story.
  - 1,320 s.f. for two story or more than two story with 900 s.f. on ground floor.
- I. Minimum accessory structure requirements: Accessory structures may be located in the rear or side yards only, but shall not be located within a minimum yard.
- J. Conservation subdivision. The development standards of a conservation subdivision shall be in accordance with Section VI of the Fulton County Subdivision Regulations. (Added 05/05/04)

### 6.4.4 Other regulations.

The headings below contain provisions applicable to the R-3 District:

- Development regulations. Article XXXIV
- Exceptions. Section 4.3
- Floodplain management. Section 4.24
- Off-street parking and loading. Article XVIII
- Outside storage. Section 4.2
- Landscape area and buffer regulations. Section 4.23