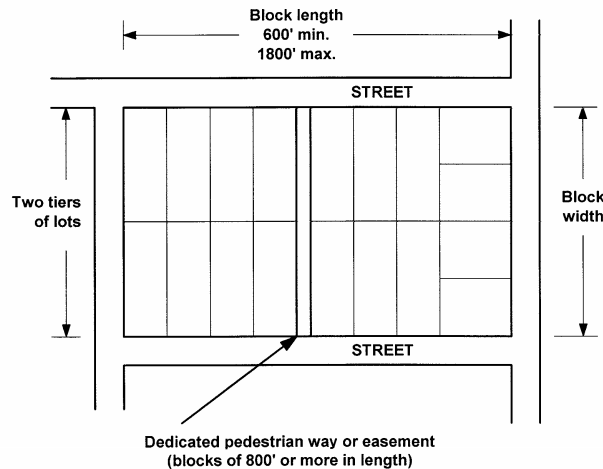


## ARTICLE 8 DESIGN REQUIREMENTS FOR BLOCKS AND LOTS

- Section 801. Block Lengths and Widths.
- Section 802. Lot Width and Size.
- Section 803. Lot Lines.
- Section 804. Building Lines.
- Section 805. Double Frontage Lots.
- Section 806. Flag Lots.
- Section 807. Lot Remnants Not Permitted.
- Section 808. Monuments.

### **Section 801. Block Lengths and Widths.**

Intersecting streets shall be provided at such intervals so as to provide adequate cross traffic and connectivity. Blocks in residential subdivisions should not exceed 1800 feet nor be less than 600 feet in length, except where topography or other conditions justify a departure from these standards. In blocks longer than 800 feet, pedestrian ways and/or easements through the block shall be required by the Governing Body near the center of blocks.



**Block Length, Block Width, and Pedestrian Way**

The width of the block shall normally be sufficient to allow two (2) tiers of lots of appropriate depth. Blocks intended for business or industrial use shall be of such width as to be considered most suitable for their respective use, including adequate space for off-street parking and deliveries.

### **Section 802. Lot Width and Size.**

Residential lots shall meet the lot width and lot area requirements of the Zoning Ordinance of the City of Bainbridge. Residential lots should have a depth not greater than three (3) times the width of the lot at the building line, unless unusual circumstances make these limitations not practicable. Residential corner lots shall have adequate width to meet front building setback requirement from both abutting streets.

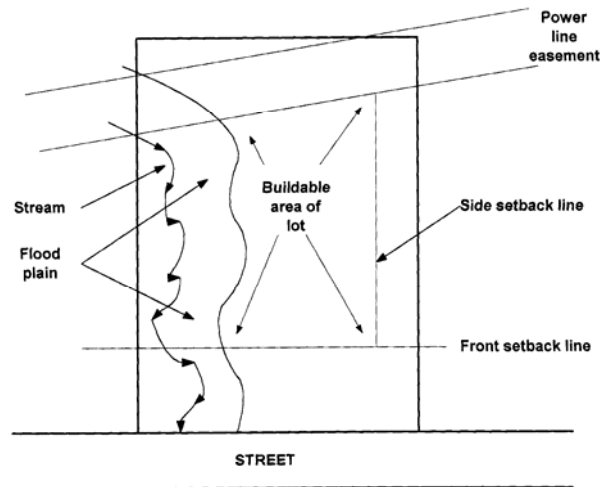
Where individual septic tanks are used, the Decatur County Health Department shall approve minimum lot sizes to conform to health standards of the Georgia Department of Public Health.

Commercial and industrial lots shall be adequate to provide service areas and off-street parking suitable to use intended.

Each lot shall contain an adequate building site not subject to flooding and outside the limits of any existing easements or required yards/ building setback lines.

**Section 803. Lot Lines.**

All lot lines shall be perpendicular or radial to street lines, unless not practicable because of topographic or other features.



Adequate Building Area Required

**Section 804. Building Lines.**

A building line meeting the front yard/ building setback requirements of the Zoning Ordinance, shall be established on all lots.

**Section 805. Double Frontage Lots.**

Double frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or overcome specific disadvantages of topography or orientation. A no-access, planting screen easement of at least 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.

**Section 806. Flag Lots.**

Flag lots are not allowed within the City.

**Section 807. Lot Remnants Not Permitted.**

All remnants of lots below any required minimum lot size, left over after subdividing of a larger tract, must be added to adjacent lots, rather than allowed to remain as unusable parcels. The Administrative Officer may permit a lot remnant for a specific purpose such

as a detention pond, provided that access and design is appropriate and the lot remnant is restricted to specific non-building use.

**Section 808. Monuments.**

For all subdivisions, a Georgia registered land surveyor shall install permanent survey monuments at all property corners and land lot lines, prior to final plat approval. Lot corners shall be marked with metal rods not less than 1/2" in diameter and 24" in length and driven so as to be stabilized in the ground. Permanent survey monuments shall also be installed in accordance with the most recent edition of Section 180-7-.05 Monument of the Rules of State Board of Registration for Professional Engineers & Land Surveyors and the Georgia Plat Act (O.C.G.A. 15-6-67).