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AN ORDINANCE TO AMEND THE ZONING REGULATIONS
FOR THE CITY OF PEACHTREE CITY TO PROVIDE
NEW DEFINITIONS AND FOR OTHER PURPOSES

BE IT ORDAINED by the Mayor and City Council of the City of Peachtree City and it is hereby ordained by authority of the same that the zoning ordinance for said City is hereby amended in the following particulars:

(1) The definition of building line is hereby repealed and shall be replaced with a new definition to read as follows:

BUILDING LINE: synonomous with setback.

(2) A new definition of the phrase "Lot, Multiple Frontage" shall be added to the zoning ordinance which shall read as follows:

LOT, MULTIPLE FRONTAGE: Property having boundary lines adjacent to more than one public street, right of way or private street shall be deemed multiple frontage property.

(3) The definition of lot width is hereby repealed and shall be replaced by a new definition of Lot Width which shall read as follows:

LOT WIDTH: The distance measured along the front setback line, from end to end.

(4) A new definition of the phrase "Property Line, Front" shall be added to read as follows:

PROPERTY LINE, FRONT: The boundary line adjacent to any public street right of way or private street across which the primary access to the property passes, and which

shall be used to identify the street address of the property in question.

(5) A new definition of the phrase Property Line, Rear shall be added to the zoning ordinance to read as follows:

PROPERTY LINE, REAR: The boundary line most opposite the front boundary line, which intersects two of the side boundary lines (unless the property has fewer than four sides, then one of the side boundary lines intersecting the front boundary line shall be deemed the rear boundary line).

(6) A new definition of the phrase Property Line, Side shall be added to the zoning ordinance to read as follows:

PROPERTY LINE, SIDE: Any property line not designated as a front or rear property line.

(7) The definition of the term Setback is hereby repealed and shall be replaced by a new definition of that term which shall read as follows:

SETBACK: A required open space on a lot or parcel of land upon which no building or structure may be erected except as permitted by these ordinances. This area is bounded by property lines and setback lines as appropriate.

(8) A new definition of the phrase "Setback Area, Front" shall be added to the zoning ordinance to read as follows:

SETBACK AREA, FRONT: The area bounded by the front property line, the side property lines that intersect the front property line (or one side property line and the rear property line if the property has fewer than four sides) and the front setback line.

(9) A new definition of the phrase "Setback Area, Rear" shall be added to the zoning ordinance to read as follows:

SETBACK AREA, REAR:

The area bounded by the rear property line, the required rear setback line and the two side property lines that intersect the rear property line (or if the property has fewer than four sides--one side yard property line and the front yard setback line).

(10) A new definition of the phrase "Setback Area, Side" shall be added to the zoning ordinance and shall read as follows:

SETBACK AREA, SIDE: The area bounded by the front setback lines, the appropriate side property line(s), the rear setback line and the required side setback line(s).

(11) A new definition of the term "Setback Depth" shall be added to the zoning ordinance which shall read as follows:

SETBACK DEPTH: The shortest distance between the property line and associated setback lines.

(12) A new definition of the phrase "Setback Line, Front" shall be added to the zoning ordinance and shall read as follows:

SETBACK LINE, FRONT: The interior boundary of the front setback area, being a straight line extending from side property line to side property line (or side property line to rear property line if the property has fewer than four sides) and located no closer (at no point along such

line) to the front property line than the greater of: (1) The minimum front setback as specified by the appropriate zoning district requirements, or (2) that depth which will create the minimum lot width along the front setback line.

(13) A new definition of the phrase "Setback Line, Rear" shall be added to the zoning ordinance to read as follows:

SETBACK LINE, REAR: The interior boundary of the rear setback area being a line equidistant from the rear property line and extending from the side property lines (or a side property line and the front setback line if the property has fewer than four sides) at the minimum depth specified by the appropriate zoning district requirements.

(14) A new definition of the phrase "Setback Line, Side" be added to the zoning ordinances to read as follows:

SETBACK LINE, SIDE: The interior boundary of a side setback area, being a line equidistant from the appropriate side property line(s) and extending from the front setback line to the rear setback line at a minimum depth as specified by the appropriate zoning district requirements.

(15) All references to the term yard including but not limited to the definitions of "Yard, Front", "Yard, Rear" and "Yard, Side" shall be deleted from the zoning ordinance in their entirety.

(16) Section 904 of the zoning ordinance is hereby deleted in its entirety and shall be replaced by a new Section 904 which shall read as follows:

SECTION 904: All lots shall have one setback area designated as the rear setback area regardless of the overall dimensions or geometric shape of the property. All remaining setback areas shall be deemed side setback areas.

(17) Section 905 of the zoning ordinance is hereby deleted in its entirety and shall be replaced by a new Section 905 to read as follows:

SECTION 905: Multiple Frontage Lots. Any lot having a property line adjacent to more than one public street right of way or private street shall be deemed a multiple frontage lot. Any rear or side setback that also fronts on a public right of way or private street shall have a setback depth equal to the minimum front setback depth specified for the appropriate zoning district.

(18) Section 911 of the zoning ordinance is hereby deleted entirely.

(19) The term "Yard" shall be deleted from the zoning ordinance wherever that term appears and shall be phrased "setback depth" in all instances including but not limited to the references to the term "yard" that appear in the zoning ordinance on the following pages:

1462	1482	1491
1467	1484	1494
1469	1485	1499
1474	1488.1	1500.1
1478	1488.6	1504
1479	1481	1490

(19) Section 908.1(f) of the zoning ordinance is hereby deleted in its entirety and shall be replaced with a new Section 908.1(f) to read as follows:

908.1(f) Private tennis court provided that lights are not used in conjunction with their use in any residential zoning district other than R-43, ER, and AR. A private tennis court as contemplated by this section may be surrounded by a fence up to ten (10) feet in height, and if said fence is a chain link fence, it must be coated with green vinyl.

Done, ratified and passed in open session, this 22nd day of May, 1985.

This ordinance shall become effective upon _____

_____.

Julia Bump
Mayor

Don Ford

John M. Barrett

OUNG AVOS
Council

Attest:

Frances Heald (SEAL)
City Clerk