

Sec. 105.16. - Development Standards

- A. The requirements regarding lot size, building site and building placement on the lot for each zone district shall be met as indicated in the charts of this section.
- B. Flexibility of standards for historic preservation
 - 1) For those properties located within the boundaries of the official Ball Ground National Register Historic District that have existing, "contributing" historic structures on them, the requirements of the Development Standards Charts, except for those involving density, may be given flexibility in order to save and/or protect the historic, "contributing" structure and/or lot.
 - 2) Staff may grant flexibility for these standards, but only after the applicant has properly and overwhelmingly demonstrated that the flexibility is necessary to protect and/or improve the historic structure and/or lot.
 - 3) The applicant shall provide clear documentation by a registered/certified architect, registered/certified landscape architect, registered/certified historic preservationist, registered/certified engineer stating how development standard flexibility will accomplish the historic preservation.
 - 4) Staff decisions can be appealed to the Board of Zoning Appeals or to the City Council.

C. Residential Development Standards Chart

District	Min Site Area (ac)	Min Lot Size Per Unit (sq ft)	Maximum Density (units per ac)	Min Lot Width Per Unit (feet)	Max Bldg. Height (feet)	Max Imperv. Surface (%)	Front Setback (Arterial) (ft)	Front Setback (Other) (ft)	Side Setback (ft)	Rear Setback (ft)
AG	-	10 AC	0.1	250	45	20	100	100	100	100
R80	-	2 AC	0.5	150	35	30	40	40	40	40
R40	-	40,000	1.089	130	35	30	30	30	15	25
R30	-	30,000	1.452	100	35	30	30	25	10	25
R20	-	20,000	2.178	80	35	30	30	25	10	25
R15	-	15,000	2.904	75	35	30	30	20 ⁴	10	20
RZL	5	4,356	6	40	35	50	30	20 ⁴	10 ³	20
RM4 ¹	-	2 AC ⁶	6	100 ⁶	35	-	40 ⁵	20 ⁵	10 ⁵	25 ⁵
CC-C	-	-	10	-	50	-	0-20' Build-to	0-20' Build-to	-	-
CC-T ¹	-	4,356	10	35	35	75	20	10	10	10
	-	1,150	10	20	40	60 ^{1*}	30 ⁵	15 ⁵	10 ⁵	15 ⁵
CC-R	-	6,000	7	40	35	60	30	15	10	10
TND ²	-	7,260	6	35	35	60	30	10-25 Build-to	10	25
	2	1,150	10	20	40	-	30 ⁵	20-25 Build-to ⁵	10 ⁵	25 ⁵
	2	2 AC ⁶	10	100 ⁶	40	-	40 ⁵	25-30 Build-to ⁵	15 ⁵	25 ⁵

1. CC-T:

- 1st Row: Single-family, detached
- 2nd Row: Duplexes, triplexes, quadplexes and townhomes (*lot coverage applies to development and not individual residential lots)

2. TND:

- 1st Row: Single-family, detached
- 2nd Row: Duplexes, triplexes, quadplexes and townhomes
- 3rd Row: Multi-family apartment buildings

3. RZL:

- The side setback must be allocated to one side

4. R15 and RZL:

- The front setback may be reduced to 10' if homes have rear entry garages

5. RM4, CC-C, CC-T and TND:

- Setbacks are not required between units internal to a common development of attached housing. Setbacks shall apply to the exterior boundaries of these developments when abutting adjacent, unrelated properties and rights-of-way.

6. TND:

- The minimum lot size and width for an attached residential building in RM4 and TND zoning districts applies to the overall development and not an individual dwelling unit.

Note 1: Regardless of height, no building may be taller than 3 stories.

Note 2: For properties with abutting driveway access easements, building setback lines shall be measured from the edge of the easement line inward to the property; or inward from the property line; or inward from the edge of roadway, whichever distance is greatest.

D. Commercial, Industrial and Mixed Use Development Standards Chart

District	Min Site Area (sq ft)	Min Lot Width (feet)	Max Bldg. Height (feet)	Max Impervious Surface (%)	Front Setback (Arterial) (ft)	Front Setback (Other) (ft)	Side Setback (ft)	Rear Setback (ft)
CC-T	15,000	50	40	60*	20-30' Build-to	15	10	15
CC-C	-	-	50	-	0-20' Build-to	0-20' Build-to	-	-
TND	2 AC	100	50	-	50	15-30' Build-to	15	25
NC	10,000	50	35	50	35	15	15	25
GC	20,000	75	40	75	35	20	15	30
BGH	20,000	75	40	75	35	20	15	30
LI	20,000	100	75	75	35	25	25	40
HI	5 AC	250	75	75	100	100	100	100

*lot coverage applies to development and not individual residential lots

Note 1: For properties with abutting driveway access easements, building setback lines shall be measured from the edge of the easement line inward to the property; or inward from the property line; or inward from the edge of roadway, whichever distance is greatest.