

Accessory Dwelling. A unit established within the principal building or in a separate structure, and on the same lot as the principal structure.

Duplex or Two-Family Dwelling. A building containing two (2) dwelling units, designed for occupancy by not more than two (2) families living independent of each other.

Multi-Family Dwelling. A building either designed, constructed, altered, or used for more than two (2) adjoining dwelling units, with each dwelling unit having a party wall or party floor ceiling connecting it to at least one (1) other dwelling unit in the building.

Single-Family Dwelling. A detached building used and either designed or constructed for one (1) dwelling unit.

Townhouse. One (1) of a series of attached dwelling units on separate lots which are separated from each other by party wall partitions extending at least from the lowest floor level to the roof.

4.04.02 General Design Standards for Subdivisions

4.04.02(D)

~~A subdivision shall have at least two (2) entrances if the subdivision is planned to have twenty-five (25) or more lots.~~

Cul-de-sac standards are found in Section 6.01.02(F)(2).

6.01.02 Streets and Rights-of-Way

F. Design Standards

2. Cul-de-sacs

6.01.02(F)(2)(a)

~~a. Cul-de-sacs shall be limited in length so that each cul-de-sac serves as street access for no more than twenty-four (24) lots. The type of development allowed on a cul-de-sac or a fire apparatus access road and the requirements for those streets shall be governed by a combination of this ULDC and the IFC as amended by the State of Georgia (Appendix D Included)⁷. When calculating dwellings units for this section, in addition to the primary building (dwelling) count, each potential or existing accessory dwelling, if allowed, shall count as one (1) additional dwelling unit per allowance. Each potential or existing duplex or two-family dwelling, if allowed, shall count as two (2) dwelling units per allowance. If the potential development for either of these or other types of dwelling units are restricted through rezoning conditions, restrictive covenants,~~

⁷ For the State of Georgia IFC amendments reference the Georgia Insurance and Safety Fire Commissioner's Office / State Fire Marshal's Office and ULDC Section 1.07.04.