



Sold- Sold



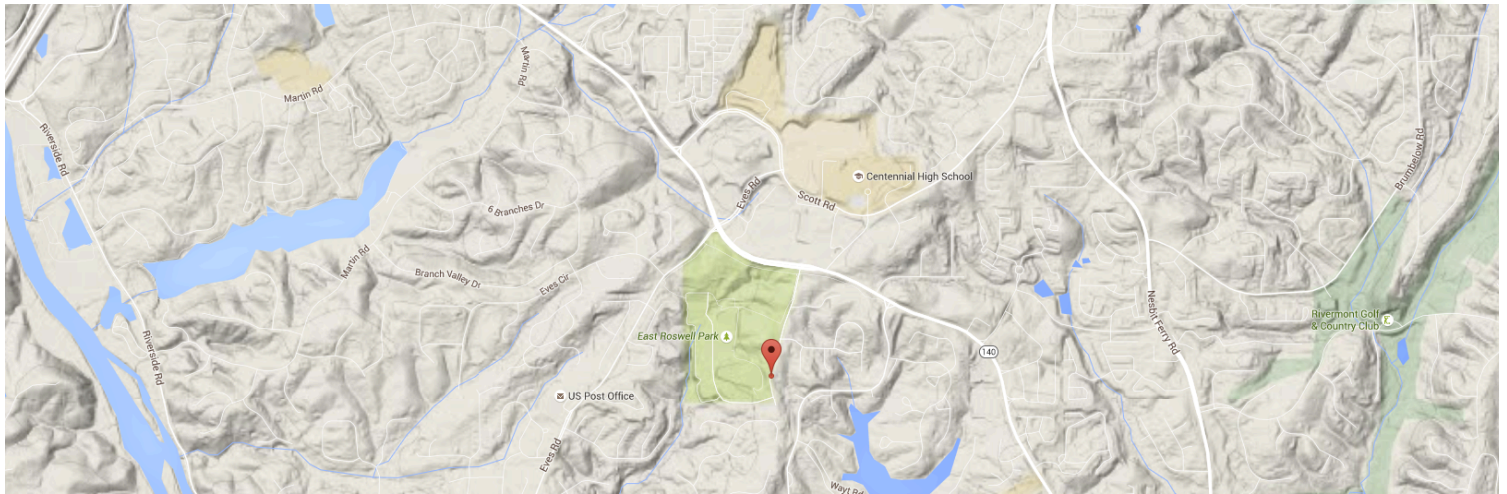
Trace Copeland
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2 +/- Acres **FOR SALE** 8990 Fouts RD City of Roswell

Current Zoning: AG-43 | Possible Rezone to: RS-12 | SEWER

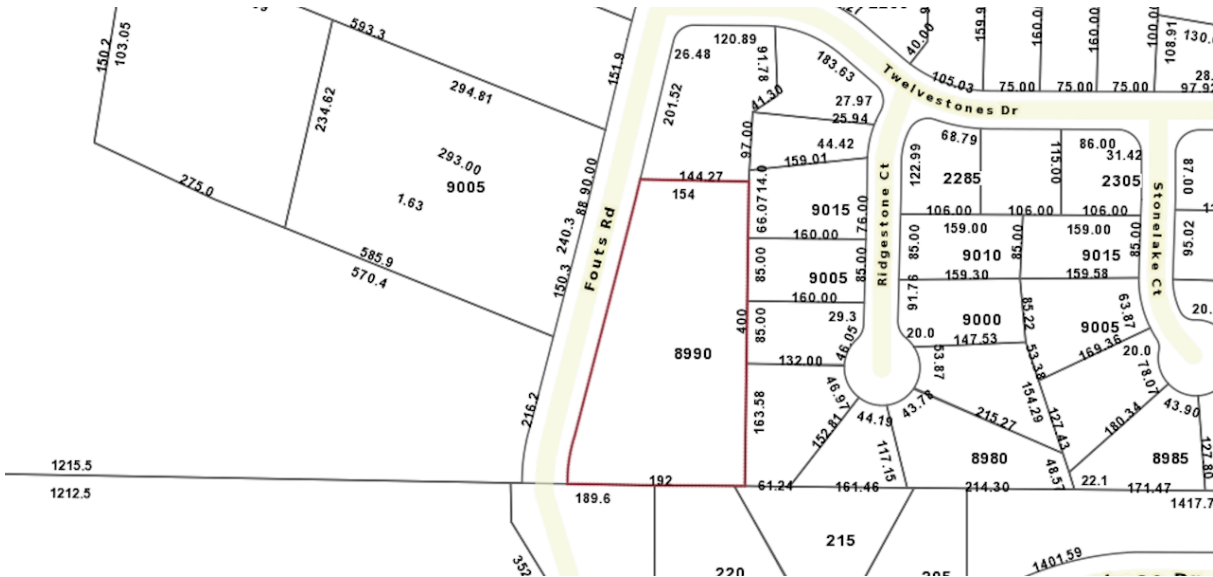
RS-12: Min Frontage: 85' | Min Lot Size: 12,000 SF | Setbacks: F: 40'/35', S: 25'/20'/10', R: 30'
SCHOOLS: River Eves ES | Holcomb Bridge MS | Centennial HS



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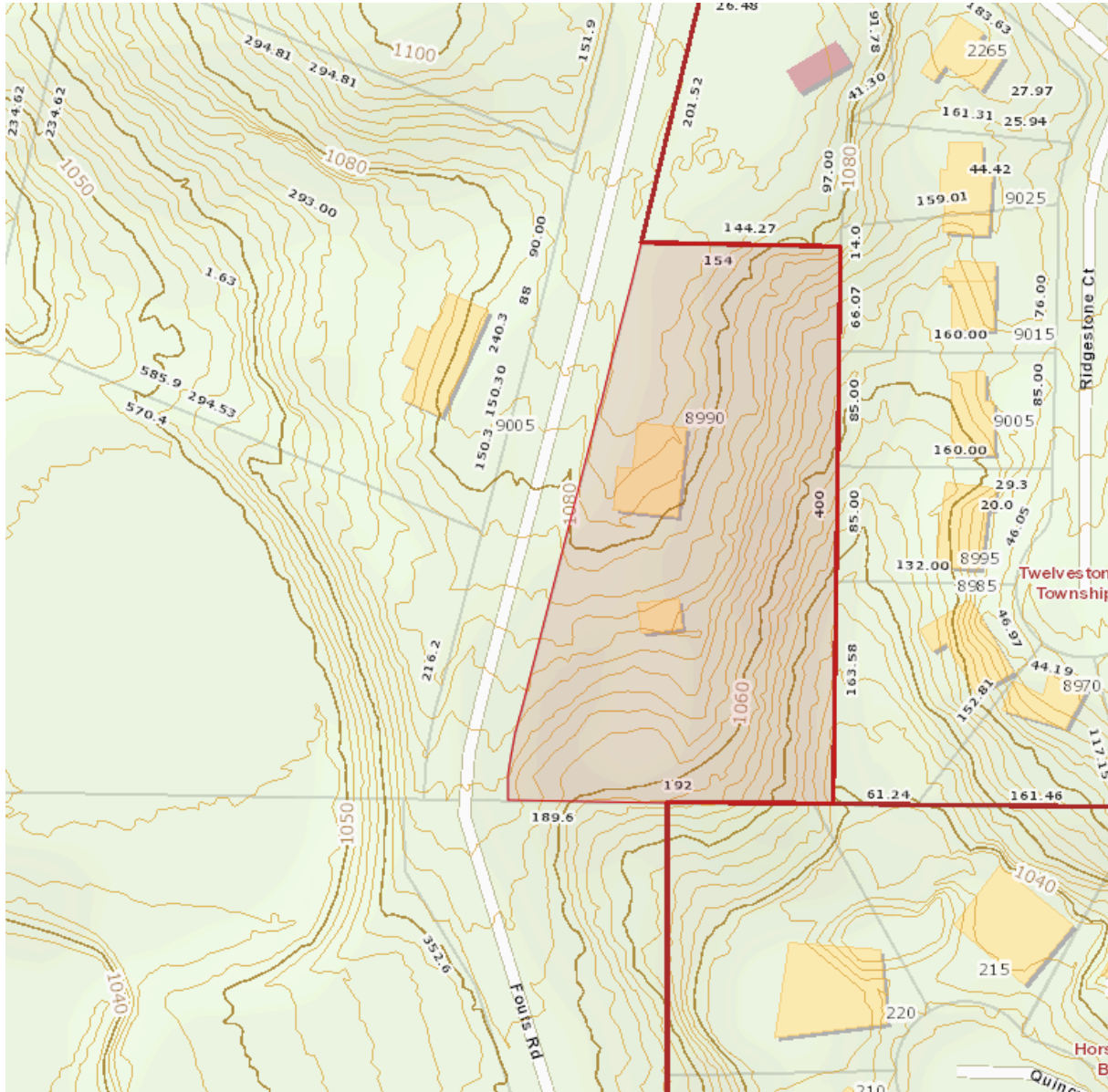
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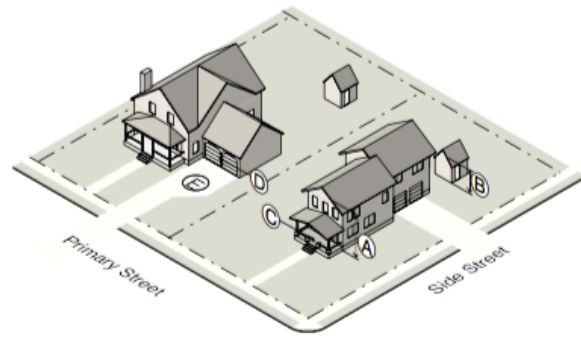
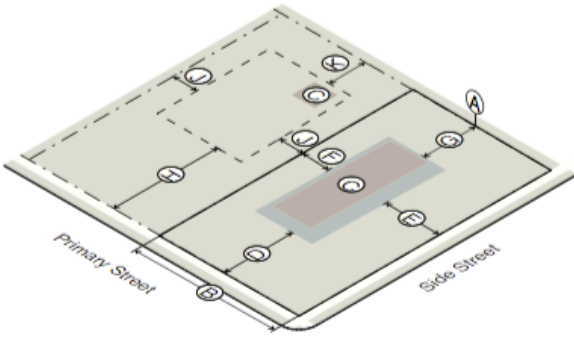
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	RS-18	RS-12
Lot Dimensions		
(A) Lot area (min)	18,000 sf	12,000 sf
(B) Lot width (min)	100'	85'
Coverage		
(C) Building coverage (max)	30%	35%
Principal Building Setbacks		
(D) Primary street, major/minor (min)	50'/40'	40'/35'
(E) Side street, major/minor (min)	30'/25'	25'/20'
(F) Side interior (min)	10'	10'
(G) Rear (min)	35'	30'
Accessory Structure Setbacks		
(H) Primary street, major/minor (min)	60'/50'	50'/45'
(I) Side street, major/minor (min)	30'/25'	25'/20'
(J) Side interior (min)	10'	10'
(K) Rear (min)	10'	10'

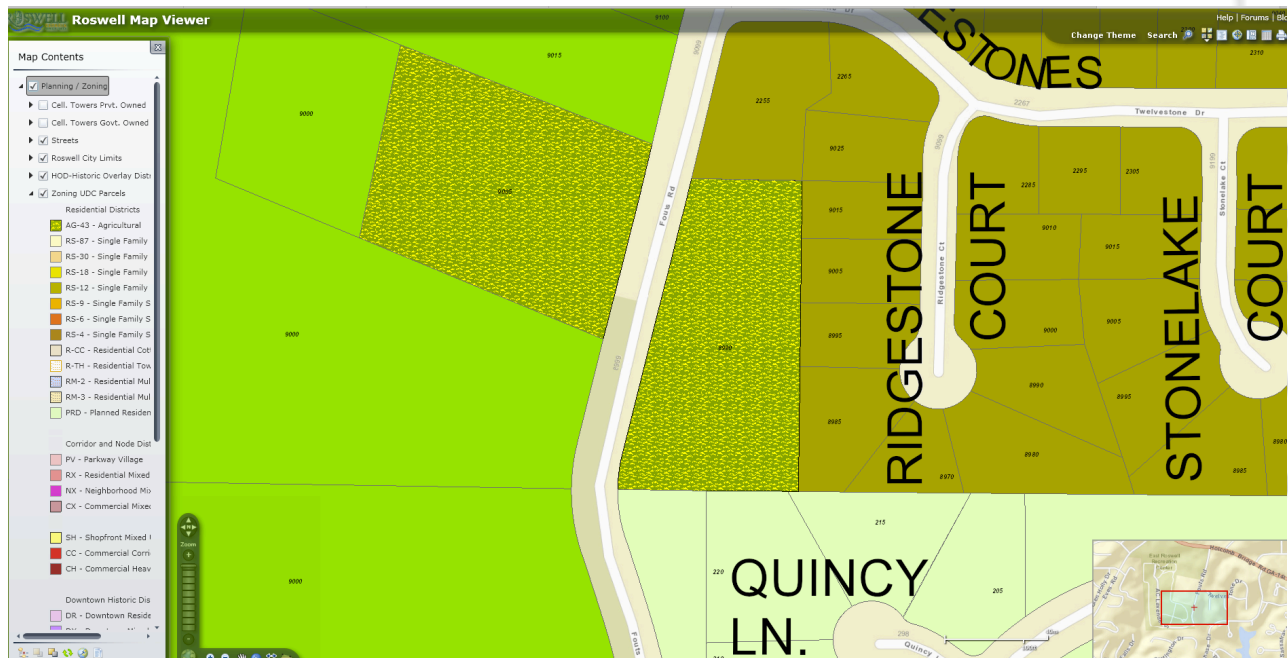
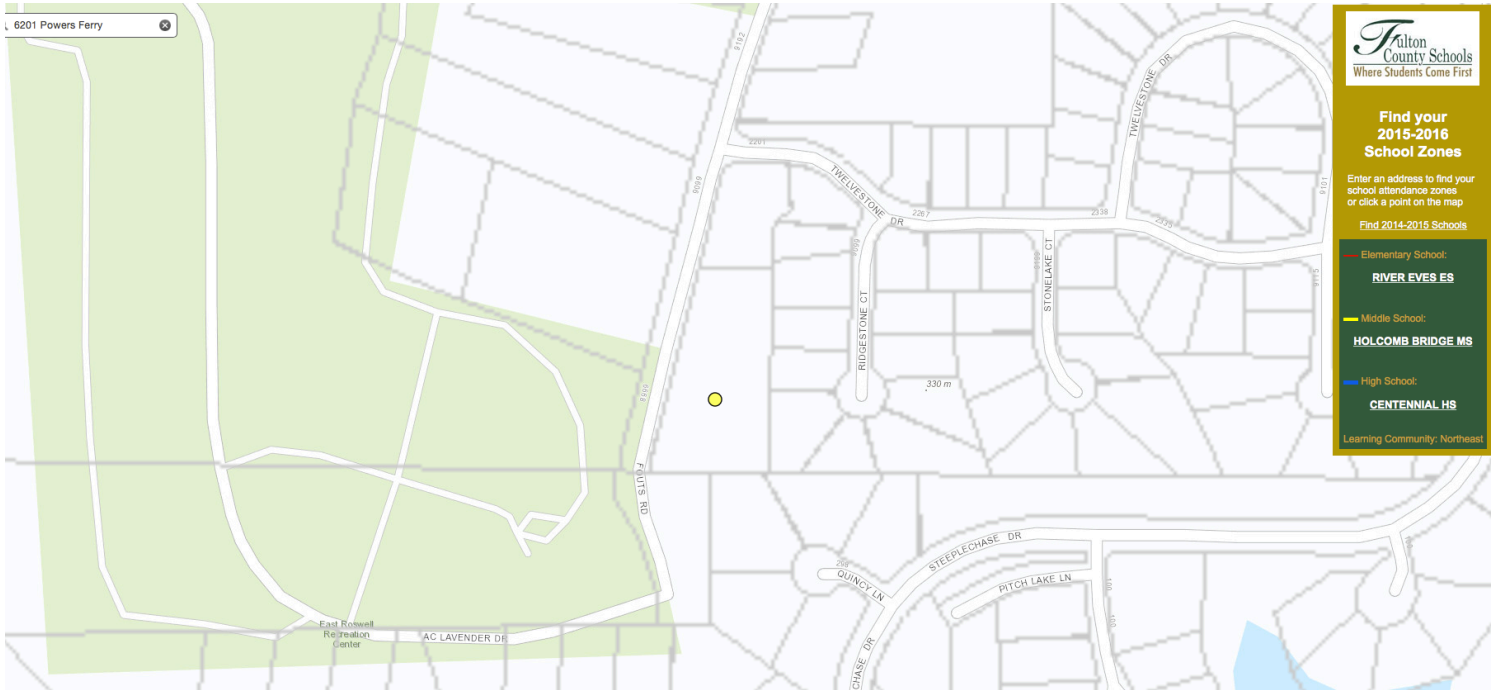
	RS-18	RS-12
Building Height		
(A) Principal building (max)	35' / 2½ stories	35' / 2½ stories
(B) Accessory structure (max)	24'	24'
Permitted Building Elements		
(C) Front porch, stoop, balcony	Allowed	Allowed
Vehicle Access		
(D) Garage door restrictions	see Sec. 2.2.19	
(E) Front yard parking restrictions	see Sec. 2.2.20	



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- B. All utility systems must be installed underground. Above-ground utility systems will not be permitted, except where certain appurtenances and accessories must be installed above-ground for servicing.
- C. All subdivisions shall meet the stormwater requirements of the City of Roswell. When serving more than three lots, detention ponds, (including all required access easements, landscape strips and fences) must be located on an individual lot of record where no home can be constructed. This parcel must be owned and maintained by the homeowners association or the lots of record being served by this facility. The parcel must have a minimum 20-foot wide continuous access to a public or private road in a manner that allows access and maintenance of this parcel. This lot will not be required to meet the normal lot standards for that zoning district. Water Quality treatment facilities (such as bioretention ponds) need not be located on an individual lot of record, however a drainage easement shall be applied to the water quality facility and the facility shall be maintained by the homeowners association or the lots of record being served by this facility.
- D. For all development or redevelopment that requires detention ponds, retention ponds or water quality features, such features must be located outside any required buffer.
- E. Underground detention ponds are allowed under public roadways when approved by the Transportation Director with input from the Public Works Director .

11.5.4. Fulton County Septic Tank Requirements

- A. The minimum lot size required for considering approval of installation of an on-site sewage management system serving a single residence is 43,560 square feet of usable area and must accommodate the initial system and the reserve area.
- B. The reserve area must remain undisturbed, available for future repair, must not conflict with applicable zoning requirements and must not be used to accommodate any other construction (aboveground or underground) precluding its use or availability in the event of initial-system failure.

- C. Development on individual lots with less than 43,560 square feet of usable area are restricted to those served by public or community sewerage systems.

Sec. 11.6. Development Impact Fees

11.6.1. Intent and Purpose

- A. The intent of this Section is to comply with the Development Impact Fee Act (O.C.G.A. Title 36, Chapter 71), as amended.
- B. The purpose of this Section is to provide procedures and standards for payment of impact fees so that land development bears a proportionate share of the cost of expanded or new system improvements. The assessment of impact fees correlates with public facilities identified in the Capital Improvement Element. Impact fees are collected for public safety, recreation and parks and transportation facilities.

11.6.2. Impact Fee Required

- A. Any person who engages in a “development activity” must pay an impact fee in the manner and amount established by this ordinance.
- B. Impact fees must be collected at the time of the issuance of a building permit.

11.6.3. Computation of Impact Fees

The impact fee assessment will be through an individual fee determination or in accordance with the methodology report. Computation in accordance with Sec. 11.6.4, the methodology report must be as follows:

