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**AN ORDINANCE OF THE TOWN OF LYERLY, GEORGIA
TO ADOPT CERTAIN DEVELOPMENTAL STANDARDS**

AN ORDINANCE TO PROTECT THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE CITIZENS OF THE TOWN OF LYERLY AND TO PROTECT THE SOCIAL AND ECONOMIC STABILITY: TO CONSERVE THE VALUE OF THE LAND, BUILDINGS, AND IMPROVEMENTS IN THE TOWN: TO GUIDE PUBLIC POLICY AND ACTION IN ORDER TO PROVIDE EFFICIENT PUBLIC SERVICES: TO PREVENT OVERCROWDING OF THE LAND AND ASSURE WISE DEVELOPMENT AND IMPROVEMENTS OF THE TOWN OF LYERLY.

ARTICLE I. IN GENERAL.

Section 1. BE IT ORDAINED by the Mayor and Town Council of Lyerly, Georgia, and it is ordained by the authority of said council as follows:

Section 1.1 Definitions:

- a) ***Accessory structure*** shall mean a structure that is incidental to the principal structure on a lot and would not exist independent of the principal use.
- b) ***Commercial*** shall mean a lot or structure for the purpose of buying and selling commodities, manufacturing of products, or the supplying of services.
- c) ***Lot*** shall mean a parcel or tract of land held in public or private ownership.
- d) ***Lot size*** shall mean the total area, stated in acres, within the recorded boundaries of the lot.
- e) ***Manufactured home*** shall mean a structure that is transportable in one (1) or more sections, designed for use as a year round residential dwelling with a permanent foundation, and built to the standards outlined in the rules and regulations of the State of Georgia Office of the Commissioner of Insurance Safety Fire Division.
- f) ***Mobile home*** shall mean a structure that is transportable in one (1) or more sections, built on a permanent chassis, designed for use as a year round residential dwelling with or without a permanent foundation, and built to the standards outlined in the rules and regulations of the State of Georgia Office of the Commissioner of Insurance Safety Fire Division.

- g) **Principal structure** shall mean a structure on a lot which is used as the primary purpose for the lot where the structure is located.
- h) **Property line** shall mean the boundary dividing a given lot from adjacent lots or rights-of-way.
- i) **Residential** shall mean a lot or structure for human habitation.
- j) **Right-of-way** shall mean land reserved for and immediately available for use as a street or other public purpose measured thirty (30) feet from the center line of all public roadways.
- k) **Road frontage** shall mean a boundary line of a lot that abuts a street right-of-way.
- l) **Setback** shall mean the shortest straight line distance allowed between a street right-of-way or any other lot line and the nearest point of any principal or accessory building or related projection on a lot.
- m) **Travel trailer** shall mean a portable or self propelled structure built on a chassis and designed to be used as a temporary dwelling for recreational purposes.

Article II. LOT SIZE

Section 2.1. Division of Property.

- a) The subdivision of land into two or more individual parcels shall not create a lot smaller than one half (1/2) of one (1) acre.
- b) No residential lot may have more than one (1) principal structure.

Section 2.2. Utilities.

The minimum lot size required for a structure to be connected to public utilities shall be one half (1/2) of one (1) acre.

Section 2.3. Frontage.

All lots shall maintain a road frontage not less than fifty (50) feet.

Section 2.4. Setback.

All new or relocated structures shall comply with the following minimum set back requirements:

- a) If the property line abuts a public or private property line the minimum set back from the property line shall be fifteen (15) feet.
- b) If the property line abuts the right-of-way of a public street the minimum set back from the right-of-way shall be twenty (20) feet.
- c) If the property line abuts a river or stream the minimum set back from the river or stream shall be one hundred (100) feet.

Section 2.5. Exceptions Generally.

The Mayor and Town Council may, upon application, allow a commercial lot to be less than one half (1/2) of one (1) acre or allow a commercial structure to maintain a setback of zero (0) feet where the property line abuts another commercial lot or structure to create a dense

commercialized business district and to prevent the sprawl of commercial property into residential areas.

ARTICLE III. STRUCTURE REQUIREMENTS.

Section 3.1. Construction Requirements.

- a) All structures shall be built or manufactured in accordance with the Codes of the State of Georgia.
- b) All principal structures utilizing water, sewer, and or electricity shall be underpinned or enclosed by a solid foundation.
- c) All structures with doorways greater than one (1) foot above the ground shall be required to install solidly constructed steps no less than thirty-six (36) inches in width. If more than three (3) steps are required the steps shall be equipped with a hand railing. No loose stacked blocks or other material of any type shall be considered steps.

Section 3.2. Manufactured Housing Requirements.

- a) All manufactured housing shall be required to have a minimum width of sixteen (16) feet.
- b) All manufactured housing shall be required to have a minimum roof pitch of 3:12, three (3) feet of rise for every twelve (12) feet of horizontal run.

Section 3.3. Travel Trailers.

- a) A travel trailer shall not be used as a principal structure.
- b) A travel trailer occupied as a dwelling shall not be occupied for a period exceeding fourteen (14) days and may not be connected, directly or indirectly, to any public utilities.

ARTICLE IV. ENFORCEMENT PROCEDURES.

Section 4.1. Delegation.

The Mayor and Town Council of Lyerly may delegate the enforcement of these regulations to any qualified individual(s) and connection to local utilities may be denied to any structures found to be in violation of these regulations.

ARTICLE V. VARIANCES.

Section 5.1. Generally.

The Mayor and Town Council of Lyerly shall have the authority to grant, upon application, in specific cases, a variance from the terms of these regulations as will not be contrary to the public interest, when due to special conditions a literal enforcement of the provisions of these regulations will result in an unusual hardship.

Section 5.2. Application.

Applications for variances shall be made in writing to the Town Clerk of Lyerly no later than fifteen (15) days before the next scheduled Town Council meeting and should include property plats, structural plans, or other related material.

Section 5.3. Hearing.

- a) The applicant shall appear in person before the Mayor and Town Council at the next scheduled Town Council meeting to explain the circumstances outlined in the application for variance(s). Applicants should be prepared to present property plats, structural plans, and other related items.
- b) The application for variance(s) shall be approved or denied by a majority vote of the Town Council.
- c) In the event an application for variance(s) is denied by the Town Council the applicant may re-apply no later than fifteen (15) days before another scheduled Town Council meeting.
- d) The Town Council shall only consider an application for a specific variance two (2) times in any twelve (12) month period.

ARTICLE VI. EXCLUSIONS.

Section 6.1. Existing Structures and Lots.

These regulations shall not apply to any structures placed on lots prior to the adoption of these regulations or any lots created prior to the adoption of these regulations.

Section 6.2. Government and Utilities.


These regulations shall not restrict the creation of small lots necessary for the construction of small buildings required by government or private companies to provide utility services such as water and sewer, electrical, natural gas, and telephone.

Section 6.3 Civic Organizations.

These regulations shall not restrict the creation of small lots for the purpose of creating parks or other beautification projects by local civic organizations as approved by the Town Council.

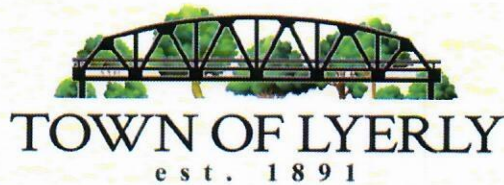
This 14th day of May 2019.

TOWN OF LYERLY, GEORGIA


By: James Ferguson, Mayor


Attest: Sally Kerce, Clerk





P.O. Box 203
Lyerly, Georgia 30730
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A RESOLUTION

TO ADOPT O.C.G.A. 8-2-3, REQUIREMENTS FOR TOILETS, SHOWER HEADS, FAUCETS, AND OTHER HIGH EFFICIENCY PLUMBING FIXTURES

WHEREAS, it is the intent of the Town Council of Lyerly Georgia to protect the public health, safety, and welfare of the citizens of the Town of Lyerly, Georgia; and

WHEREAS, safe and efficient plumbing helps save money and reduces future water supply costs and infrastructure costs; and

WHEREAS, the installation of modern plumbing systems must be accomplished in a specific, safe manner by trained professionals.

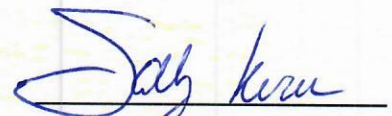
NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Town of Lyerly, Georgia, as follows:

The Mayor and Town Council of Lyerly, Georgia shall adopt and publish standards relative to the design, construction, installation, improvement, extension, and alteration of materials, piping, venting, fixtures, and appliances in relation to plumbing and plumbing systems. All plumbing and plumbing systems shall be designed, constructed, installed, improved, extended, and altered in substantial accord with the requirements of O.C.G.A. section 8-2-3.

Adopted this 11th day of September, 2018.

TOWN OF LYERLY, GEORGIA


By: James Ferguson, Mayor


Attest: Sally Kerce, Clerk