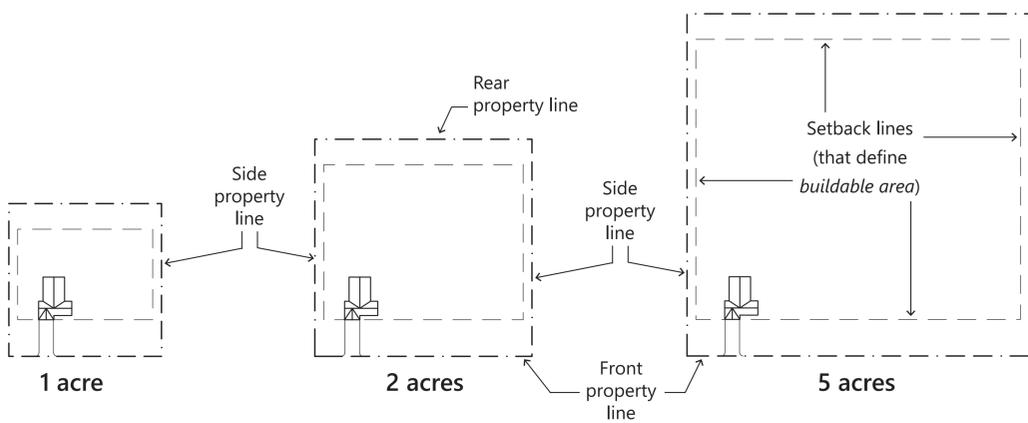


# LOT STANDARDS EXHIBIT

This poster builds off of the information provided on the "Residential Development Standards" poster. The graphics below provide a visual comparison of different lot sizes with the existing County lot standards applied.

## LOT SIZE COMPARISON

A primary concern identified during this process is the desire to maintain the rural character of Harris County. There are differing opinions and perspectives on how this can and should be achieved. Lot standards analysis uses graphic representations of different lot sizes, lot widths, and setbacks, as well as photos of actual lots in Harris County, to support evaluation of options.



Residential lots in Harris County can take on many different shapes and appearances. The following images provide examples of a variety of 1-, 2-, and 5-acre lots found in the County.



As you review the graphics and images, consider how the County's existing residential lot standards could be modified or improved to better preserve the rural atmosphere of the County. Also consider the what new standards could be developed to further protect and promote the rural character of Harris County.

Please fill out a comment form or email any comments to [zoningcode@harriscountyga.gov](mailto:zoningcode@harriscountyga.gov)

## KEY DEFINITIONS / DESCRIPTIONS:

**LOT SIZES:**  
Even lots that are the same size can differ greatly in shape, width, and length.

**SETBACKS:**  
Required distances between property lines and the edge of the buildable area, typically on the front, sides and rear of a parcel.

**BUILDABLE AREA:**  
The portion of the lot that can be developed after required setbacks and other code requirements have been accounted for

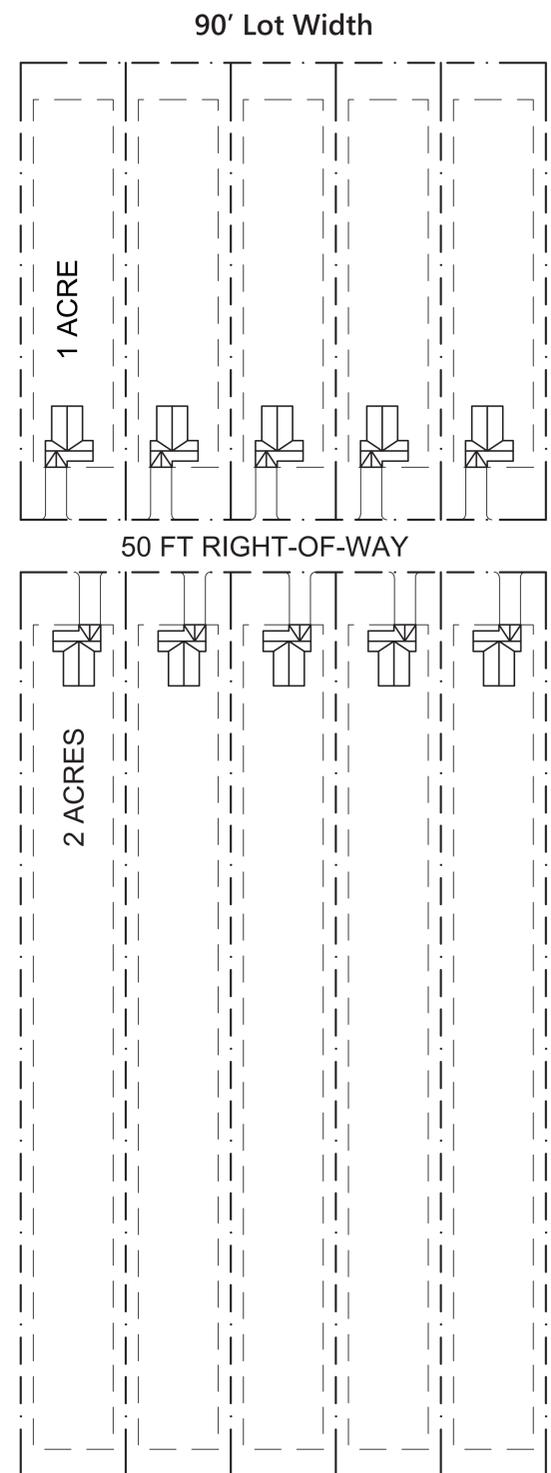
\*\*Remember to review the "Residential Development Standards" poster for more details and additional illustrations related to residential lot standards in Harris County

The graphics below indicate how, when minimum development standards are applied to a subdivision, it could be hard to differentiate between 1 and 2 acre lots (or 5 acre, and so on) from the road. In Harris County, while these perfectly rectangular lots are less common, the idea that 1, 2, 5, 10 acre lots could look similar from the road, is still applicable.

**Minimum Lot Width:** In a typical residential development, land planning will be strongly based on the minimum required lot width due to the fact that any increase in lot widths requires increased cost for longer roads, utility lines, etc. The graphics below compare a typical development with a 90' minimum lot width applied.

### TYPICAL RESIDENTIAL LOT STANDARDS IN HARRIS COUNTY

- Typical zoning for new major subdivisions = R-1
- Typical setback requirements in A-1, R-R, R-1:
  - Front Setback: 50'
  - Side Setback: 12' (two-story dwelling)
  - Rear Setback: 35'
- Typical lot width requirements in A-1, R-R, R-1:
  - At public street: 50'
  - At building line: 90'



How can the County best utilize lot standards and other provisions to protect the rural character of the County?