

Sec 7.15 LR2 Lakeshore Multi-Family Residential/Recreation District

The LR2 Lakeshore Multi-family Residential/Recreation is composed of medium to high density residential areas. The ordinances are designed to encourage the preservation of the natural beauty of the shoreline and the surrounding land. Additionally, the preservation of historical and archaeological sites is encouraged.

7.15.1 Permitted uses. Within the LR2 District, only the following uses are permitted.

7.15.1.1 Dwelling, single-family detached.

7.15.1.2 Dwelling, two-family.

7.15.1.3 Industrialized building qualifying as Dwelling, single-family, detached.

7.15.1.4 Townhouses and condominiums provided that the requirements in § 9.5 are met.

7.15.1.5 Garage apartment.

7.15.1.6 Accessory buildings and accessory uses provided the requirements of § 9.6 are met.

7.15.1.7 Daycare home.

7.15.1.8 Home office.

7.15.1.9 Boat docks, provided all ordinances, building codes, state laws and requirements of the Georgia Power Company pertaining to construction on, and use of, lake shore property and the reservoir are met.

7.15.1.10 Minor and Major Utility facilities.

7.15.1.11 Swimming pools, above and below ground, provided the pool location, including the pool deck and accessory equipment, is not closer than twenty (20) feet to any adjacent residential lot; the pool location can be adjacent to the Lake Oconee Georgia Power property line for lakeshore property; the pool is enclosed by a wall or fence to the extent required by State Law. Only home swimming pools and private community swimming pools are permitted.

7.15.2 Conditional uses. Within the LR2 District, the uses enumerated below may be permitted with Conditional Use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.

7.15.2.1 Kindergartens, play schools, and daycare centers. A complete site development sketch must be submitted with the application.

7.15.2.2 Recreational developments, including but not limited to, public fishing lakes, public swimming pools, and golf courses or driving ranges, provided a comprehensive plan for the area is submitted which includes the location of the site on plats of not less than a 1" = 400' scale, the location and function of all buildings and modifications of the natural landscape, the location and surface treatment of all roadways, appropriate details of drinking water or sanitary facilities, certificated by the Health Department if wells or septic tanks are involved and a time schedule setting for a development program.

7.15.2.3 Religious institutions, provided such uses are located on a lot with a minimum of 2 acres and front on a public right-of-way or a private street which connects with a public right-of-way. A ten (10) foot wide buffer area is required along any property line abutting residentially zoned property.

7.15.2.4 Borrow Pits less than or equal to 2 acres.

(Ord. of 12-8-2020, § 1(Exh. A))