

Bradley County

Residential Open Space/ Cluster Development Guidelines

1. Purpose: Provide the legal means to build detached, single-family dwelling units with a normal side yard requirements on only one (1) side of each individual lot and to provide for required common open space.
2. Zone Permitted: R-1 and R-2
3. Minimum Lot Area: 4,000 square feet; corner lot 6000 square feet.
4. Minimum Number of lots: 5 buildable lots
5. Minimum Lot Width @ Front Building Line: Forty (40) feet.
6. Minimum Setbacks:
 - a. **Front**: Twenty - five (25) feet.
 - b. **Side**: A minimum of three (3) feet from the building location side line. A minimum of (10) feet for one-story units and twelve (12) feet for two-story units required on the remaining side yard. When adjoining any other zoning district or lot not a part of the cluster development, the side yard shall be a minimum of twelve (12) feet in all cases. Situating dwelling units on adjoining lots so that only the required three (3') foot minimum sideline setback is attained from the common sideline is prohibited. Each 3' sideline must be joined by a normal side yard on the adjoining lot.
 - c. **Rear**: Twenty (20) feet.
 - d. **Corner Street**: Twenty (20) feet.
6. Building Heights Limits: Two and one-half stories or thirty-five (35) feet.
7. Corner Lot Width Requirement: All lots that are located at intersection streets shall in all cases be a minimum of sixty (60) feet in width without exception.
8. Maintenance Easement Required: Where a unit is built within five (5) feet of the adjacent lot line; a maintenance easement agreement is required.
9. Doors or Openings Regulated: No doors or any other openings with the exception of ventilation openings and windows are permitted on the wall that is built nearer than five (5) feet to an adjoining side lot line.
10. One Side Yard Required: Units must be place on the lot to provide for at least one (1) side yard.
11. Subdivision Plat Approval Required: All cluster developments are subject to the platting requirements of a typical residential subdivision. The Bradley County Regional Planning Commission is responsible for review of all cluster plats.
12. Construction Start: Actual construction of the roads, utilities and the units may begin with approval of a preliminary plat.
13. Underground Utilities Required:
 - a. All private utilities, including service connections for cable TV and the like, shall be installed underground.
 - b. Connection to the applicable public water and sewer system is mandatory, and subject to approval of said provider.

- c. All electrical service connections shall be installed underground and shall be approved by the appropriate electric provider. Each housing unit shall be metered individually.
14. Site Drainage Requirements: The preliminary plat shall indicate the method of drainage of the total site. Each separate building permit will be subject to special review that indicates how drainage will be managed with the construction of each unit. Drainage of a property onto another is permitted only if adequate drainage easements or other methods are provided that will adequately accommodate surface drainage. The County Engineer's Office is responsible for review and approval of the site drainage plan and review and approval of drainage methods for each building permit.
15. Street Right-of-Way and Construction:
 - a. Street right-of-way minimum shall be forty (40) feet.
 - b. Cul-de-sac radius shall be forty (40) feet measured to the property line.
 - c. All streets shall be constructed in accordance with the specifications included in the Bradley County Subdivision Regulations and shall be dedicated to the County for use and maintenance as public ROW.
 - d. A minimum of two (2) off-street parking spaces is required for each unit.
16. Minimum Open Space : A cluster subdivision shall have an area of common open space within the subdivision. Common open space shall be indicated as permanently reserved for that purpose on the final plat. Common open space shall consist of stormwater detention facilities platted as otherwise required by the stormwater and subdivision regulations, and/or vegetated greenspace, lakes, ponds, streams, and the like. The minimum common open space within cluster subdivision shall be equal to 20% of the total area of all buildable lots in the subdivision. Except as otherwise provided for stormwater detention facilities, the common open space in the cluster subdivision shall be in one or more separate lots and these lots are not required to meet standards for size, width, etc. that apply to a building lot, however, an effort to reduce fragmentation should be made and approval is at the discretion of the Planning Commission.
17. Maximum Individual Lot Coverage : The maximum building coverage of each individual lot should not exceed 60%.