

Design Standards for Residential & Commercial Development

Development Minimums

(Applies to all parcels divided after August 1st, 2025, regardless of residential or commercial type. No new lots shall be approved without appropriate approvals per the Troup County Unified Development Ordinance)

Space Dimensions Table

SPACE DIMENSIONS	AG	AG-R	SU-R	LR	SU-VL ⁵	UR-VL _{3,5}	LC	HC	LI	HI
Maximum Building Coverage (% of individual lot area)	N/A	N/A	N/A	N/A	N/A	60%	60%	70%	70%	70%
Maximum Impervious Coverage	N/A	N/A	N/A	N/A	N/A	70%	70%	80%	80%	80%
District area (min) ¹	5 acres	2 acres	1.5 acres	2 acres	25 acres	50 acres	1 acre	5 acres	25 acres	25 acres
Individual lot area (min) ¹	5 acres ₂	2 acres ₂	1.5 acres ₂	2 acres ₂	1 acre	5,000 sq ft	1 acre	1 acre	1 acre	1 acre
Public water requirement ⁴ (Well or Public Water)	Well	Well	Well	Well	Public Water	Public Water	Well	Public Water	Public Water	Public Water
Public sewer requirement ⁴ (Septic or Decentralized Sewer)	Septic	Septic	Septic	Septic	Septic	Dec. Sewer	Septic	Dec. Sewer	Dec. Sewer	Dec. Sewer
Lot width at setback line (minimum, feet) ⁷	220	150	150	175	100	60	100	100	100	100
Building height (maximum, feet)	40	40	40	40	40	85	40	40	40	40
Side yard (minimum, feet)	50	30	20	20	20	5	20	20	20	20
Road/Street side yard (minimum, feet)	50	40	40	50	20	10	40	40	40	40
Rear yard (minimum, feet) ⁵	50	40	40	50	40	30	40	40	40	40
Front yard, Arterial (minimum, feet)	145	125	120	130	120	100	100	200	125	120
Front yard, Collector (minimum, feet)	125	100	100	120	100	50	80	150	100	100
Front yard, Local (minimum, feet)	100	90	90	100	90	25	80	150	100	100

- (1) District area and individual lot size. District area is the minimum land area required to establish the zoning district in an area. Individual lot size is the minimum lot area required for individual lots within the zoning district.
- (2) Non-residential uses in UR-VL zoning districts. Non-residential uses in the UR-VL zoning district shall be limited as follows:
 - (a) Non-residential uses shall be limited to a total of 20 percent of all of the floor area provided within the individual zoning district.
- (3) Public Water and Sewer. See article C.14 for additional regulations regarding subdivision of land and water and sewer infrastructure requirements.
- (4) Sewer and Water Requirements. For portions of properties that do not have public water or public sewer systems but are located in zoning districts that allow higher densities based on the presence of public water and public sewer systems within that zoning district, such areas shall only be developed to the dimensional standards provided for in those zoning districts for uses serviced by community water and septic sewer systems.
- (5) No rear yard is required for parcels abutting Army Corps property.
- (6) Context-sensitive dimensions. Designated dimensional requirements shall not apply to a property where the average space dimension located within 5,000 feet of the subject property does not comply with the corresponding

Design Standards for Residential & Commercial Development

dimensional requirement of the Space Dimensions Table. In such a case, the Director may adjust the dimensional requirement to a dimension that is no greater than the greatest and no less than the least dimension that is located within 5,000 feet of the subject property.

Side and rear yard setbacks for accessory buildings and structures shall be one half (1/2) of the requirement provided within the Space Dimensions Table.

The following standards reflect Article B.5.1 – Civic Design in the Troup County Unified Development Ordinance and apply to all single-family residential structures. Structures subject to these standards shall meet all other standards for the zoning district in which the structure is proposed for the location. Additional standards can be found in this Article:

Residential Standards				
Building Type	Minimum			Maximum
	Width	Roof Pitch	Heated Sq Ft	Height
Garage Apartment	24'	5:12	1,200	35'
Backyard Cottage	24'	5:12	1,500	35'
Cottage House	24'	5:12	750	35'
Detached House	24'	5:12	1,000	35'
Two Family Dwelling	24' each unit	5:12	750	35'
Attached House	24' each unit	5:12	1,000	35'
Town Homes	24' each unit	5:12	1,000	35'
Walk-up Flat: 1 bedroom, 2 bedrooms, 3 bedrooms	24'	5:12	600, 800, 1,000	40'
Stacked flats: 1 bedroom, 2 bedrooms, 3 bedrooms	24'	5:12	600, 800, 1,000	40'
Manufactured Home Unit (Manufactured Home Park) **	12'	3:12	720	40'
Manufactured Home Unit (AG parcel) **	24'	5:12	1,000	35'
Commercial Buildings	See Article B.5.1- Civic Designs & Space Dimension Table			

** Manufactured Homes: The roof shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass tiles, metal tiles, slate, built up gravel materials or other materials approved by the Community Development office of Troup County. The exterior siding materials shall consist of wood, masonry, concrete lap, stucco, Masonite, metal lap, vinyl lap, or other materials of like appearance approved by the Community Development office of Troup County. Permanent foundations shall meet the requirements of the standard building code. For all homes, a landing area is required, and its width and length must be greater than or equal to the width of the entrance doorway and shall have a roof on the landing in the same material as on the roof of the dwelling.

Additional standards to ensure appearance consistent with surrounding neighborhood are required, see Article B.5. – Civic Design, Sec.B.5.2 – Building Typology Table. These are minimum County standards. Additional or more stringent standards may be required by subdivision, home or property owner covenants.

Address Display

Troup County has standards for Address Display to help public safety services locate homes and businesses. Only the Troup County Mapper is authorized to assign new or change existing addresses.

	Residential	Commercial
Placement	By the driveway	Roadside
Lettering Size	4" – 55 mph roads; 3" – other local roads; 2" – subdivisions 25 mph or less (waiver required).	4" with a stroke width of 1/2"
Address on Building		7" if within 50' of roadway; 12" more than 50'
Marquee Signage		7", in no case smaller than the street name
Height off ground	At least 18" (preferably on mailbox)	
Displayed on Building		Above doorway or if not able to, locate close to the entrance doorway on building wall
❖ At no time should the address be obscured from public view by either manmade or natural landscape material		