



**29.33 ACRES WEST FORSYTH COUNTY
REZONABLE FOR RES-3 @ 2.2 UNITS PER ACRE**

OR

RES-4 @ 2.5 UNITS PER ACRE

OR

**REZONABLE TO RES-2 NON-SEWERED
SEE CHART ATTACHED**

**FRANKLIN GOLDMINE ROAD
4/10THS MILE NORTH OF SR 20 WEST**

**EXCELLENT SINGLE-FAMILY TRACT
WITH SEWER OFFSITE ½ MILE SOUTH**

**3.1 MILES TO BETHELVIEW KROGER
CENTER**

GENTLE TOPOGRAPHY

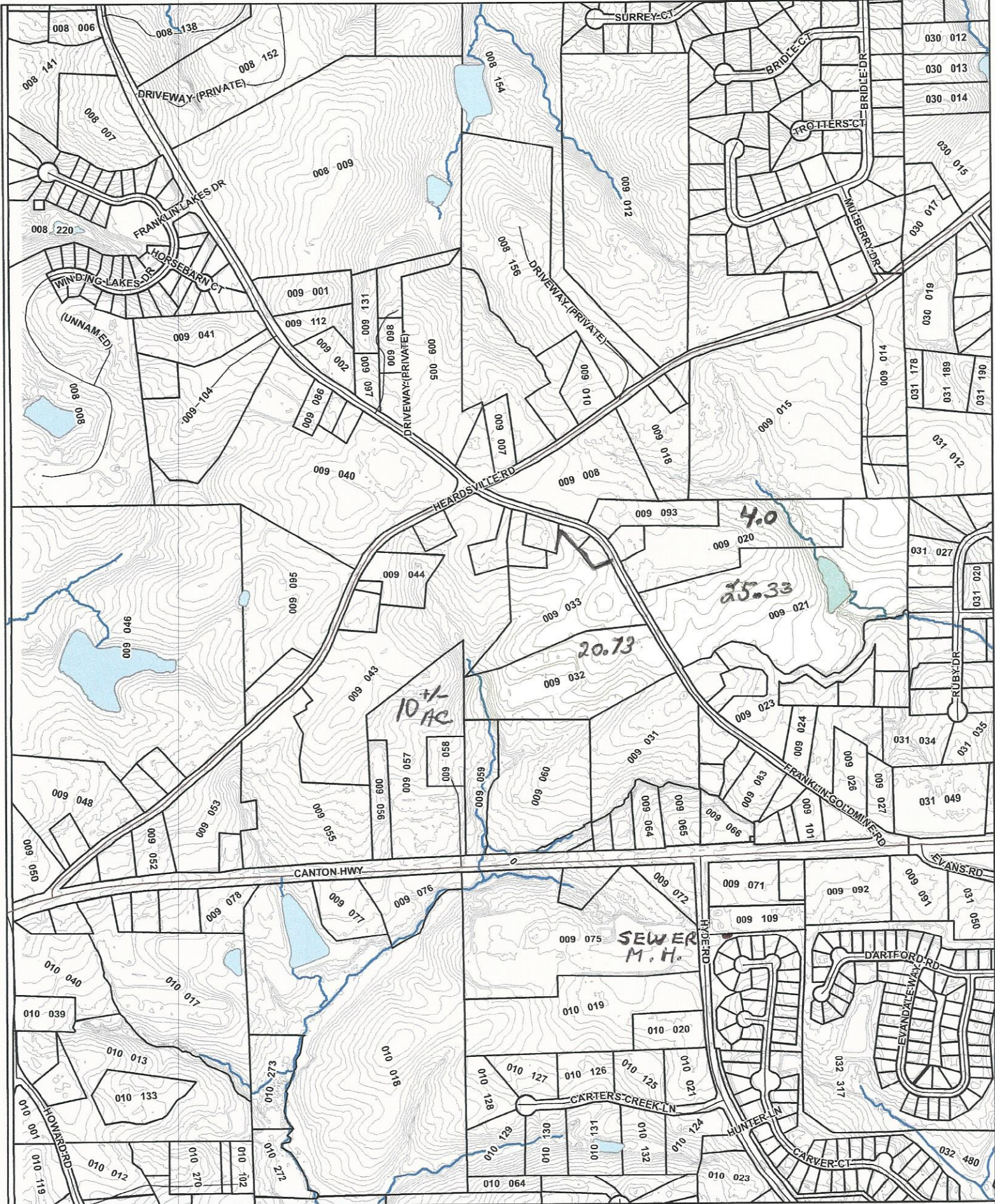
**EASY ACCESS TO SR20 WEST, SHOPPING &
RESTAURANTS**

\$2,111,760. \$72,000. PER ACRE

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**6010 PROVIDENCE LANE, CUMMING, GEORGIA 30040
PHONE: 770-888-8889 • FAX: 770-888-8899
WWW.WOLF-REALTY.COM**



- LEGEND**
- GA HWY 400
 - MAJOR ROAD
 - WATERBODY
 - TAX PARCEL
 - STREET
 - STREAM
 - 4' TOPO



Forsyth County Georgia
GIS Department

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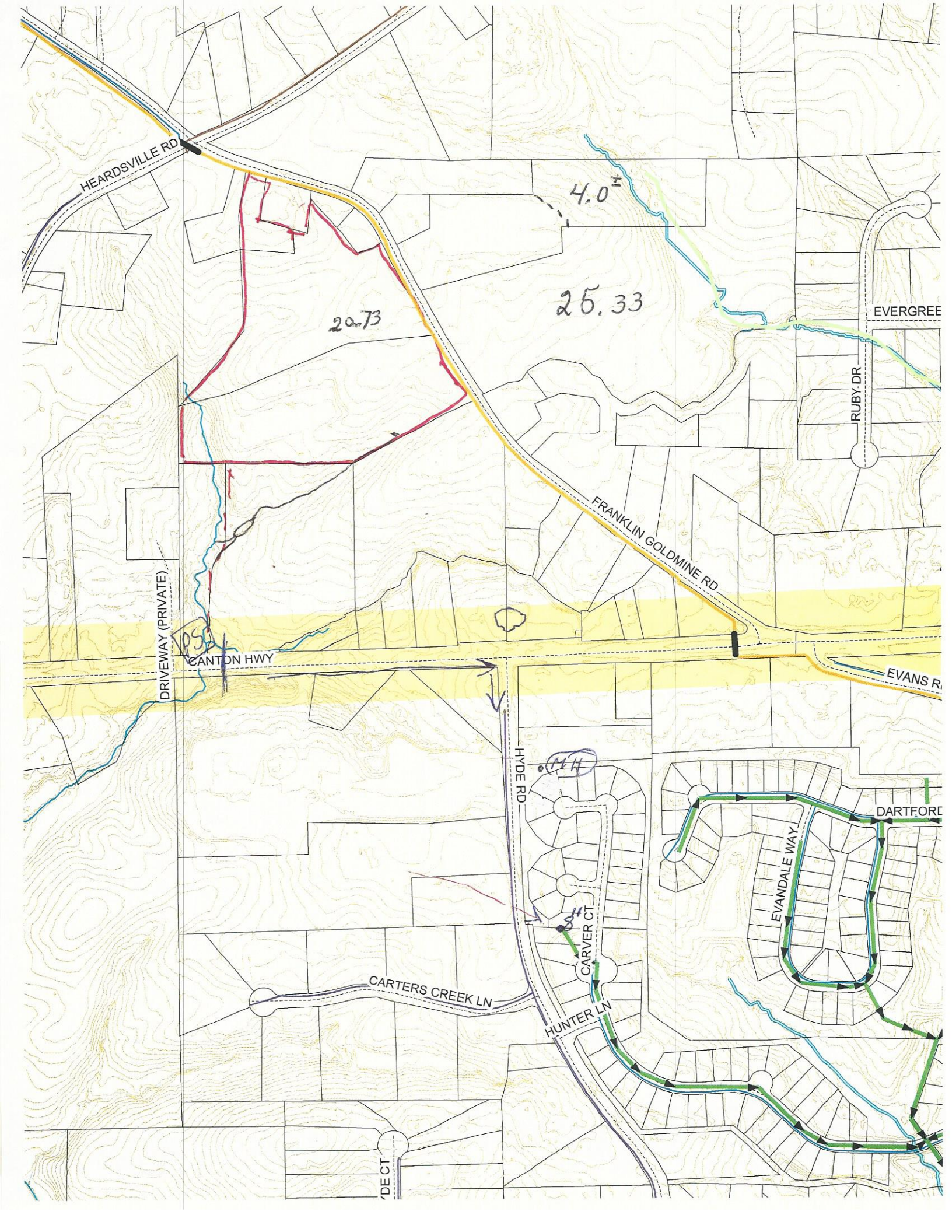


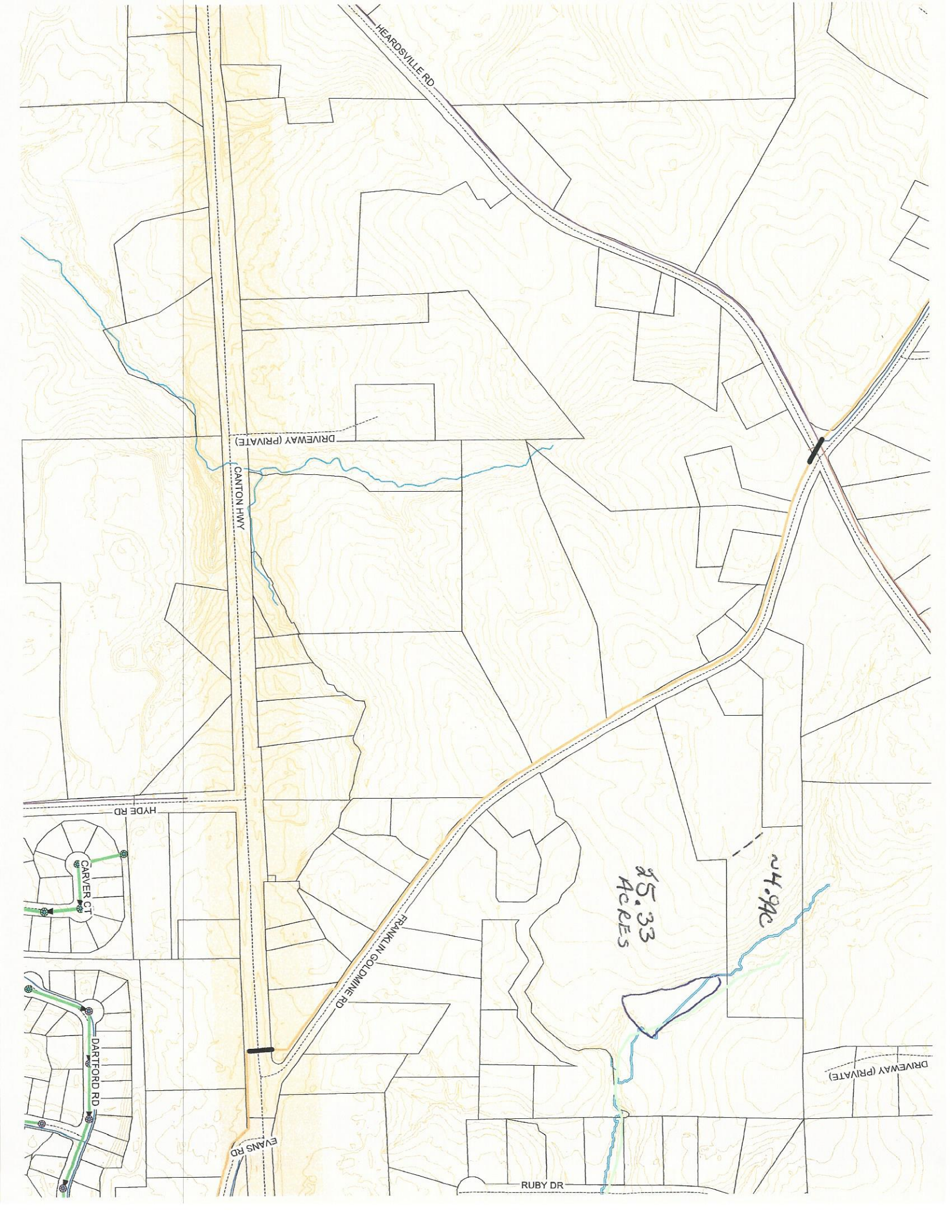
**TABLE 11.2(b)
 PERFORMANCE STANDARDS
 FOR RESIDENTIAL DISTRICTS**

Performance Standards	Residential Zoning Districts						
	Res1	Res2	CR2	Res3	Res4	Res6	MHP
Minimum lot area for zoning to the district	N/A	N/A	30 acres	N/A	N/A	N/A	5 acres
Maximum area for the district	N/A	N/A	N/A	N/A	N/A	N/A	15 acres
Minimum lot size in sq. ft. of land area with individual on-site sewage disposal	37,000	* 25,500	N/A	N/A	N/A	N/A	N/A
Maximum density per acre with individual on-site sewage disposal	1.00 unit per acre	1.71 units per acre	N/A	N/A	N/A	N/A	N/A
Minimum lot size in sq. ft. when connected to approved public or private sewer system	37,000	* 18,500	10,000 with a min. avg. of 16,000 (Note 4)	14,750 (Note 1)	8,000	4,000	N/A
Maximum density per acre when connected to approved public or private sewer system	1.00 unit per acre	2.00 units per acre	2.0 units per acre	2.2 units per acre	3.5 units per acre	6.00 units per acre	8.00 units per acre
Minimum lot width (feet)	100	100'	65 with a min. avg. of 80	70'	60'	N/A	N/A
Maximum height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Minimum open space (percent of total site area)(for major subdivisions only)	None	None	None	15%	22%	40%	20%
Common area	5%	5%	8%	5%	5%	5%	5%
Minimum front setback (Note 2)	50 feet	30 feet	25 feet	25 feet	20 feet	20 feet	50 feet
Minimum side setback	25 feet	5 feet with no less than 20 ft. between structures	5 feet with no less than 20 ft. between structures	5 feet with no less than 20 ft. between structures	5 feet with no less than 20 ft. between structures	10 feet	15 feet
Minimum rear setback	25 feet	25 feet	25 feet	25 feet	20 feet	20 feet	15 feet
Minimum exterior setback, (major sub-divisions only and MHP districts)	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum exterior buffer (for major subdivisions more than 50 acres) (Note 3)	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Minimum heated floor area per dwelling unit	1,000 sq. ft.	1,000 sq. ft.	2,000 sq. ft.*	2,000 sq. ft.*	1,250 sq. ft.**	600 sq. ft.	700 sq. ft.

* 1,250 sq. ft. minimum for lots not part of a major subdivision

**800 sq. ft. minimum for lots not part of a major subdivision





HEARDSVILLE RD

DRIVEWAY (PRIVATE)

CANTON HWY

HYDE RD

CARVER CT

DARTFORD RD

FRANKLIN GOLDMINE RD

RUBY DR

EVANS RD

5.33
ACRES

24.9 AC

DRIVEWAY (PRIVATE)