

**STATE OF GEORGIA  
CITY OF BROOKLET**

**ORDINANCE NO. 2025-026**

**AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF BROOKLET AMENDING ARTICLE V OF THE ZONING ORDINANCE OF BROOKLET, GEORGIA (APPENDIX B OF THE CODE OF BROOKLET, GEORGIA) TO ESTABLISH A LOT SIZE AND WIDTH REDUCTION PROGRAM FOR SINGLE-FAMILY DETACHED RESIDENCES IN R-3 RESIDENTIAL SUBDIVISIONS.**

**WHEREAS**, the duly elected governing authority of the City of Brooklet, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government;

**WHEREAS**, the Mayor and Council have authority to amend the City's ordinances from time to time and where necessary to maintain adequate regulations; and

**NOW THEREFORE, IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF BROOKLET**, in a regular meeting assembled and pursuant to lawful authority thereof, as follows:

- Section 1. Article V of the Zoning Ordinance of Brooklet, Georgia, of the Code of the City of Brooklet, Georgia shall now be amended by adding the provisions set forth in Attachment A, which is attached hereto, incorporated herein by reference, and hereby made a part of this ordinance.
- Section 2. If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.
- Section 3. This ordinance shall become effective immediately upon its adoption by the City Council.
- Section 4. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SO ORDAINED this 21<sup>st</sup> day of August, 2025.

**CITY OF BROOKLET**



L.W. ("Nicky") Gwinnet, Jr., Mayor

**ATTEST:**

  
Lori Phillips, City Clerk



## R-3 Lot Size and Width Reduction Program

### Sec 5-3. - Purpose

The Mayor and City Council for the City of Brooklet hereby adopts and enacts this lot size and width reduction program for the protection and preservation of the environment while promoting the provision of amenities within residential subdivisions in the R-3 zoning district.

### Sec. 5.4 - Applicability

This lot size and width reduction program shall apply to all properties zoned R-3 that are intended for single family detached residential development.

### Sec. 5.5- Approval

Upon application by the property owner or their authorized designee, reduction of the minimum size of lots and widths within the property may be permitted, so long as the applicant complies with the provisions set forth in this Article. All lot size and width reduction applications shall be considered by the City Council following a hearing and recommendation by the Planning and Zoning Commission.

### Sec 5.6 - Maximum Lot Size and Width Reduction

The maximum lot size reduction that can be permitted shall not exceed a thirty percent (30%) reduction from the 10,000 square foot minimum lot size required in the R-3 zoning district (i.e., no lot may be reduced to a size of less than 7,000 square feet). Moreover, the maximum lot width at building line reduction that can be permitted shall not exceed a fifteen percent (15%) reduction from the minimum 70-foot minimum lot width at building line required in the R-3 zoning district (i.e., no lot width may be reduced to a size of less than 59.5 feet). Amenities, described herein, may be combined to achieve the maximum reductions in lot size, and in no case shall the total reduction result in a lot smaller than 7,000 square feet nor narrower than 59.5 feet.

### Sec 5.7 - Amenities and Incentive Schedule

The following amenities shall qualify for reductions as specified, provided that each amenity is in addition to and exceeds the minimum requirements already established under the City of Brooklet's Code. Amenities that are required by existing ordinances or zoning requirements shall not qualify for bonus incentives unless they exceed the requirements of the existing ordinances or requirements and meet the requirements listed below.

<b>Amenity</b>	<b>Specific Requirements</b>	<b>Reduction in Lot Width from 70 foot minimum</b>	<b>Reduction in Lot Size from 10,000 sq. ft. minimum</b>
Community Clubhouse	Minimum 1,500 sq ft with meeting area, restrooms, and parking, all of which shall be sized appropriately to accommodate number of residents. Building is not required to be conditioned space.	7.5%	15%
Swimming Pool	Pool with fencing, pool deck, and bathrooms (bathrooms from community clubhouse can be used for this requirement). Pool shall be adequately sized to accommodate number of residents and shall be no less than 800 sq. ft.	7.5%	15%
Playground	Minimum of \$15,000 of playground equipment per 100 houses. Equipment shall be suitable for ages 2-10.	5%	10%
Sports Court	A court for any specific or multiple sports such as tennis, pickleball, basketball, or volleyball with fencing and lighting. Minimum of 1 court per 100 houses.	5%	10%



Recreational Vehicles (“RVs”) and/or Boat Storage	Secured gated storage area with individual spaces for RVs and/or Boats that is screened from view by fencing or landscaping. Shall be adequately sized to accommodate number of residents.	5%	10%
Walking/Jogging Trails	Recreational walking and jogging trails that are separate yet connected to the pedestrian sidewalks required under the City of Brooklet’s Code, Appendix A, Article V, Section 2; Such trail shall be comprised of no less than 25% of the total mileage of roads within the subdivision and shall be a minimum of 4 feet in width.	5%	10%
Street Trees	Trees planted by the developer between the sidewalk and road and in a median at regular intervals with minimum distance between trees to be 25 feet; Species of trees shall not be: sweetgums, mulberry, laurel oak, chinaberry, paper birch, eucalyptus, mimosa, and Bradford pear. Trees shall have a minimum diameter at breast height (DBH) of 2 inches	2.5%	5%

Yard Trees	A minimum of two trees planted by the developer on each residential lot; Species of trees shall not be: sweetgums, mulberry, laurel oak, chinaberry, paper birch, eucalyptus, mimosa, and Bradford pear. Trees shall have a minimum diameter at breast height (DBH) of 2 inches.	2.5%	5%
Preservation of Existing Trees (growing on uplands only)	Preservation of existing native trees (i.e., no cultivars and no invasive species) growing on uplands; such trees shall be no less than 18 inches DBH. Minimum number of trees: no less than the number of lots to be developed. A certified arborist must provide in writing the GPS location and DBH of each such tree.	2.5%	5%
Decorative Street Lighting	Decorative light fixtures between the sidewalk and road or in a median at regular intervals	2.5%	5%
Enhanced Architectural Standards	All houses clad in stone, brick, or fiber cement board siding; no vinyl siding.	2.5%	5%

#### Sec- 5.8- Application Requirements

An application for the lot size and width reduction program shall be submitted at the same time as or before submission of the preliminary plat and shall include:

- (a) A construction timeline indicating when amenities will be completed, including phases if applicable;
- (b) The sketch plan showing the location and specifications for all proposed amenities;
- (c) Construction plans and specifications for proposed amenities
- (d) An estimate of the cost of construction of each proposed amenity, prepared by a professional contractor, including material costs, labor costs, and professional services.

#### Sec 5.9 - Ownership and Maintenance of Open Space

Each amenity shall be held in common ownership by a property owners' association. Such ownership shall be subject to the provisions of O.C.G.A. § 44-3-220 et seq. Membership in the property owners' association shall be mandatory for all purchasers of lots within the subdivision and their successors in title.

In the event the party responsible for maintenance of the amenity fails to maintain all or any portion in reasonable order and condition, the City of Brooklet may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of such maintenance may be charged to the Property Owners' Association, or to the individual property owners that make up the Property Owners' Association and may include administrative costs and penalties. Such costs shall become a lien on all subdivision properties.

#### Sec 5.10 - Property Owner's Association

In its application, the property owner must acknowledge that in order to receive preliminary plat approval, it shall establish a properly functioning Property Owners Association under the laws of Georgia.

#### Sec 5.11 - Phased Amenity Construction Requirements

- (a) All phased developments under the lot size and width reduction program shall comply with the following timeline to ensure amenities are completed proportionally with the availability of residences for sale:
  - (1) When 25% of approved residences have received certificates of occupancy, a minimum of 25% of the proposed amenities shall be completed and functional and available for use by owners in the subdivision.

- (2) When 33% of approved residences have received certificates of occupancy, a minimum of 33% of the proposed amenities shall be completed and functional and available for use by owners in the subdivision.
  - (3) When 50% of approved residences have received certificates of occupancy, a minimum of 50% of the proposed amenities shall be completed and functional and available for use by owners in the subdivision.
  - (4) When 75% of approved residences have received certificates of occupancy, a minimum of 75% of the proposed amenities shall be completed and functional and available for use by owners in the subdivision.
  - (5) When 90% of approved residences have received certificates of occupancy, all proposed amenities must be 100% completed and functional and available for use by owners in the subdivision.
- (b) If the developer fails to fulfill the phase construction timeline set forth in subsection (a), the City of Brooklet shall not issue any certificates of occupancy or additional building permits for the remaining undeveloped lots until the developer has complied with the construction timeline set forth in subsection (a).
  - (c) For purposes of calculating percentage completion of amenities in subsection (a), amenities shall be valued on the construction cost estimates provided in the original application, as adjusted by the owner through approval by the Planning Commission if needed, and the percentage of completion of amenities shall reflect the percentage of the construction cost estimate expended.