City of Wadley, Georgia

Residential Site Plan Requirements

General guide for permit, zoning, and development review | Page 1 of 4

1 When a Site Plan Is Required

- New residential construction
- Residential development proposals
- Rezoning, conditional use, or variance requests
- Additions or accessory structures when requested by the City
- Projects requiring land disturbance, floodplain, or drainage review

3 Supporting Information

- Owner and applicant name and contact information
- Property address and parcel number
- Current zoning classification
- Lot area in square feet and acres
- Building footprint and total heated square footage
- Number of bedrooms and stories
- County health officer septic approval if public sewer is not available

2 What Must Be Shown on the Site Plan (Sec. 22-40(c))

- Drawn to scale, with north arrow and scale
- Property lines with dimensions and bearings; total lot area
- Street name(s), right of way, and driveway access
- Existing and proposed structures with dimensions, height, and use
- Number of dwelling units
- Setback lines from all property lines
- Setback lines of buildings on adjoining lots
- Parking layout and number of spaces
- Water, sewer or septic, power, and drainage layout
- Easements, flood zones, streams, or buffers, if applicable
- Impervious area, lot coverage, grading, and stormwater features
- Erosion and sediment control, if land is disturbed

4 Multi-Lot Developments and Subdivisions

- A **hydrologic study and stormwater management plan** showing pre- and post-development runoff and the sizing of any detention or retention facilities
- Any new street within a **50-foot right-of-way**, built to City standards
- Lot lines for each dwelling, with lot area and street frontage for each lot
- Overall density not greater than **4 dwellings per acre** in R-1 (Sec. 22-16(b))
- All site plans and supporting studies prepared by a **Georgia-licensed professional engineer or land surveyor**, as appropriate

This handout is a general guide and does not replace the City of Wadley Code of Ordinances (Chapter 22, Zoning, as amended; Ordinance 2021-4, as amended; Ord. No. 2022-02) or other applicable regulations. Revised November 2026.

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5 R-1 General Residential Quick Reference (Sec. 22-16)

Permitted uses	One- and two-family residences, customary home occupations, and accessory uses
Conditional uses	Parks, schools, churches, clinics, offices and others listed in Sec. 22-16(c), with Planning Commission approval
Density	Maximum 4 dwellings per acre
Min. lot area, dwellings	7,500 sq ft, with dwelling facing a street (amended November 1, 1976)**
Min. lot area, all other uses	18,000 sq ft
Minimum frontage	75 ft (amended November 1, 1976)
Maximum lot coverage	50% (principal and accessory structures)
Maximum building height	35 ft
Setbacks	Front 35 ft, Side 10 ft, Rear 15 ft
Height over 20 ft	Add 1 ft to side and rear setbacks for each foot above 20 ft
Off-street parking	2 spaces per single-family residence (Sec. 22-11)
Lots on a major street*	18,000 sq ft min. area; 120 ft min. frontage; 50 ft front setback

*Applies where the lot abuts and is served by a major street as designated on the City zoning map (Sec. 22-16(e)).

**The 4-dwellings-per-acre density limit still applies, so a subdivision may not average more than 4 homes per acre even where individual lots are 7,500 sq ft. Septic is allowed only where City sewer is not available. Jefferson County Environmental Health requires at least 1/2 acre (21,780 sq ft) for a lot on septic served by City water; lots on a private well may require up to 1 acre (confirm with County Environmental Health). The County minimum governs where it exceeds the City minimum.

Quick Setback Example

A 24-ft-tall house is 4 ft over 20 ft, so add 4 ft to the side and rear setbacks: **Front 35 ft, Side 14 ft, Rear 19 ft.** See the Layout Example on page 4.

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6 Construction Standards (Ordinance 2021-4, as amended)

The City enforces the Georgia State Minimum Standard Codes (ICC codes with Georgia amendments), including the International Residential, Building, Plumbing (2024), Mechanical, Fuel Gas, Energy Conservation, and Fire Codes and the National Electrical Code.

- All dwellings must be **site-built on permanent foundations** and permitted and inspected by the City
- **Where City water and sewer are available, connection to City water and sewer is required**; septic and private wells are not permitted
- High-efficiency plumbing fixtures are required in all new construction
- **Not permitted as dwellings:** converted sheds or portable buildings, tiny homes on wheels or trailers, park model RVs, and shipping containers
- **Manufactured homes** are regulated separately. **Where** they may be placed is set by Chapter 22 (Sec. 22-18 and Article IV, conditional use in R-1 and R-2). **Condition and permitting** are set by **Ord. No. 2022-02**: HUD Code label, double-wide (20 ft minimum width), no more than 10 years old, masonry underpinning, and a permit, inspection, and certificate of occupancy

7 Important Notes

- Plans must be neat, legible, and drawn to scale
- Submitting a site plan does not guarantee approval
- Additional review may be required for rezoning, variances, floodplain, wetlands, erosion control, access, parking, and utility capacity
- Planned unit developments (Sec. 22-31) require a site of at least 4 acres
- All development remains subject to City ordinances and other applicable regulations

Review Sequence

Zoning compliance and site plan approval come first. Construction drawings (building, plumbing, electrical, mechanical) are then reviewed for code compliance. No building permit or land disturbance is authorized until all approvals are complete. A building permit expires after six months without substantial progress (Sec. 22-40(e)).

Questions?

City of Wadley City Hall, 37 Butts Street, Wadley, GA 30477 | (478) 252-1116

City of Wadley, Georgia

Residential Site Plan Layout Example

Example format for preparing a residential site plan submittal | Page 4 of 4

1 Basic Layout

- Draw to a clear, accurate scale
- Include a north arrow
- Show property lines with dimensions and bearings
- Label total lot area
- Show street name and right of way

2 Building Information

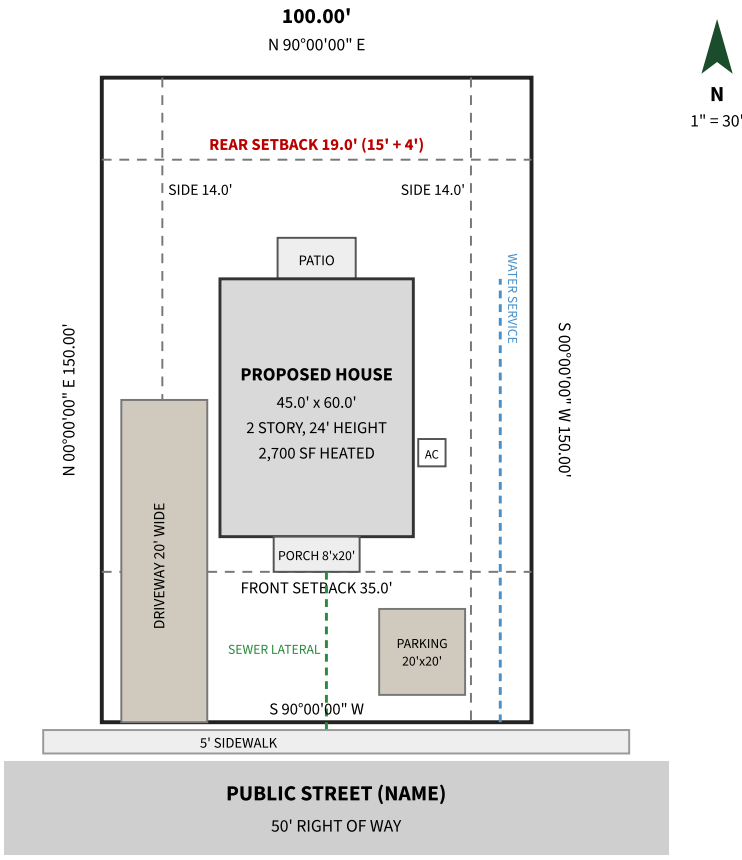
- Footprint of all proposed buildings
- Dimensions and height of main structure
- Porches, decks, and accessory structures
- Stories and heated square footage

3 Site Features

- Driveway, parking, and walks
- Water, public sewer, and power
- Easements and right of way
- Drainage direction, buffers, floodplain

4 Labeling Tips

- Label all setback lines
- Label adjoining buildings' setbacks
- Use leader lines and notes



Lot: 15,000 sq ft on public sewer. Coverage: 19%.
Side setbacks 14 ft and rear setback 19 ft because height is 24 ft (4 ft over 20 ft).

Typical R-1 Setbacks

Front 35 | Side 10 | Rear 15 ft
+1 ft side and rear per foot over 20 ft
Major street lots: 50 ft front
Min. lot: 7,500 sq ft, 75 ft frontage

Title Block

Owner/applicant, address, parcel number, zoning, date, preparer, scale

Homes must be site-built on permanent foundations under the adopted ICC codes. Where City water and sewer are available, connection is required. Lots on septic (only where City sewer is unavailable) require at least 1/2 acre per Jefferson County Environmental Health. Multi-lot developments also require a hydrologic study by a Georgia-licensed engineer. A site plan does not guarantee approval.