

Sec. 4-6.1 Development Standards for Dwellings.

Minimum requirements for lot area and lot width are set forth in the following schedule for each district. Where a district density standard has been established, such standard shall prevail in all instances. Lot area standards are intended to reflect the minimum allowable lot size and should not be used to determine the number of units allowed on a site.

Conditions	Lot Area and Lot Width Requirements		Minimum Front Yard Setback from Centerline of Street Right-of-way or Access Easement					Minimum Side Yard**	Minimum Rear Yard**	Maximum Building Height	Maximum Dwelling Units Permitted per Acre of net Land Area (Dwelling Unit Density)	Minimum Percentage of Gross Land Area to be reserved for Open Space
	Minimum Lot Area per Dwelling Unit (sq. ft.)	Minimum Lot Width (feet)	Major Arterial Street*	Secondary Arterial Street*	Collector Street*	Minor Street, Residential Street, or Marginal Access Street	Access Easement					
1. Dwellings served by public water supply and public sewage a. One-family dwellings 1. Attached; semi-detached	1,200	18	85	85	67.5	55	55	0	25	36	Maximum dwelling unit density shall not exceed maximum density permitted in zoning district in which project is located.	60
2. Detached a. Within R-1-A Districts	12,000	70	85	85	67.5	55	55	5	25	36		60
b. Within R-1-B Districts	21,000	85	85	85	67.5	55	55	5	25	36		60
c. Within R-1-C Districts	32,000	100	85	85	67.5	55	55	5	25	36		60
d. All other districts	6,000	60	85	85	67.5	55	55	5	25	36	60	

*No structure shall be located closer than 20 feet from any design right-of-way line, nor closer than 25 feet from the property line. Design rights-of-way are 120' for arterials, 85' for collectors; and 60' for minor streets.

**Provided that: (1) no structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland; and, (2) a building eave or roof overhang may extend up to 24 inches into a required setback, provided that such extension is at least three feet from the property line, its lower edge is at least 7.5' above the ground elevation, and it is located at least five (5) feet from any other building or eave.

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Conditions	Lot Area and Lot Width Requirements		Minimum Front Yard Setback from Centerline of Street Right-of-way or Access Easement					Minimum Side Yard**	Minimum Rear Yard**	Maximum Building Height	Maximum Dwelling Units Permitted per Acre of net Land Area (Dwelling Unit Density)	Minimum Percentage of Gross Land Area to be reserved for Open Space
	Minimum Lot Area per Dwelling Unit (sq. ft.)	Minimum Lot Width (feet)	Major Arterial Street*	Secondary Arterial Street*	Collector Street*	Minor Street, Residential Street, or Marginal Access Street	Access Easement					
b. Two-family dwellings												
1. Attached; semi-detached												
a. Within I-P and R-3 Districts	3,000	60	85	85	67.5	55	55	0	25	36		60
b. All other districts	3,600	60	85	85	67.5	55	55	0	25	36		60
2. Detached												
a. Within I-P and R-3 Districts	3,000	60	85	85	67.5	55	55	0	25	36		60
b. All other districts	3,600	60	85	85	67.5	55	55	0	25	36		60
c. Multi-family dwellings	1,800	100	85	85	67.5	55	55	10	25	36	24	55

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[4-6.1.c. amended June 12, 2015 (Z-150215-00011)]

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Conditions	Lot Area and Lot Width Requirements		Minimum Front Yard Setback from Centerline of Street Right-of-way or Access Easement					Minimum Side Yard**	Minimum Rear Yard**	Maximum Building Height	Maximum Dwelling Units Permitted per Acre of net Land Area (Dwelling Unit Density)	Minimum Percentage of Gross Land Area to be reserved for Open Space
	Minimum Lot Area per Dwelling Unit (sq. ft.)	Minimum Lot Width (feet)	Major Arterial Street*	Secondary Arterial Street*	Collector Street*	Minor Street, Residential Street, or Marginal Access Street	Access Easement					
2. Dwellings served by public water and by own individual waste disposal systems												
a. One-family dwellings											Maximum dwelling unit density shall not exceed maximum density permitted in zoning district in which project is located.	
1. Within R-1-B Districts	21,000***	85	85	85	67.5	55	55	7	25	36		60
2. Within R-1-C Districts	32,000***	100	85	85	67.5	55	55	7	25	36		60
3. All other districts	15,000***	75	85	85	67.5	55	55	7	25	36		60
b. Two-family dwellings	15,000***	80	85	85	67.5	55	55	7	25	36		60
c. Three-family dwellings	15,000***	80	85	85	67.5	55	55	7	25	●		60
d. Multi-family dwellings	15,000***	120	85	85	67.5	55	55	15	25	●	60	

*No structure shall be located closer than 20 feet from any design right-of-way line, nor closer than 25 feet from the property line. Design rights-of-way are 120' for arterials, 85' for collectors; and 60' for minor streets.

**Provided that: (1) no structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland; and, (2) a building eave or roof overhang may extend up to 24 inches into a required setback, provided that such extension is at least three feet from the property line, its lower edge is at least 7.5' above the ground elevation, and it is located at least five (5) feet from any other building or eave.

***Provided that the Chatham County Health Department may require a greater minimum size where soil conditions warrant.

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Conditions	Lot Area and Lot Width Requirements		Minimum Front Yard Setback from Centerline of Street Right-of-way or Access Easement					Minimum Side Yard**	Minimum Rear Yard**	Maximum Building Height	Maximum Dwelling Units Permitted per Acre of net Land Area (Dwelling Unit Density)	Minimum Percentage of Gross Land Area to be reserved for Open Space
	Minimum Lot Area per Dwelling Unit (sq. ft.)	Minimum Lot Width (feet)	Major Arterial Street*	Secondary Arterial Street*	Collector Street*	Minor Street, Residential Street, or Marginal Access Street	Access Easement					
3. Dwellings served by own individual water supply and waste system												
a. One-family dwellings											Maximum dwelling unit density shall not exceed maximum density permitted in zoning district in which project is located.	
1. Within R-1-C Districts	32,000***	100	85	85	67.5	55	55	10	25	36		60
2. All other districts	30,000***	100	85	85	67.5	55	55	10	25	36		60
b. Two-family dwellings	30,000***	100	85	85	67.5	55	55	10	25	36		60
c. Three-family dwellings	30,000***	120	85	85	67.5	55	55	15	25	36		60
d. Multi-family dwellings	30,000***	160	85	85	67.5	55	55	20	25	36	60	

*No structure shall be located closer than 20 feet from any design right-of-way line, nor closer than 25 feet from the property line. Design rights-of-way are 120' for arterials, 85' for collectors; and 60' for minor streets.

**Provided that: (1) no structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland; and, (2) a building eave or roof overhang may extend up to 24 inches into a required setback, provided that such extension is at least three feet from the property line, its lower edge is at least 7.5' above the ground elevation, and it is located at least five (5) feet from any other building or eave.

***Provided that the Chatham County Health Department may require a greater minimum size where soil conditions warrant.

Sec. 4-6.2 Development Standards for Nonresidential Uses

District and Use	Setback from Centerline of Street Right-of-Way for Front Yard Purposes - Feet					Minimum Side Yard (Feet)****	Minimum Rear Yard (Feet)****	Maximum Height (Feet)	Building Coverage (Percent)
	Major Arterial*	Secondary Arterial or Rural Road*	Collector Street*	Minor Street*	Marginal Access				
R-A District: Nonresidential	85	85	67.5	55	55	15	35	36	40
R-A-1 District: Nonresidential	85	85	67.5	55	55	15	35	36	40
RB-1 District:	85	85	67.5	55	55	0 or 10**	_***	36	40
R-M-H District: Nonresidential	85	85	67.5	55	55	15	30	36	40
RMH-1 District: Nonresidential	85	85	67.5	55	55	15	30	36	40
R-1 District: Nonresidential	85	85	67.5	55	55	15	30	36	40
R-1-A District: Nonresidential	85	85	67.5	55	55	15	30	36	40
R-1-B District: Nonresidential	85	85	67.5	55	55	15	30	36	40
R-1-C District: Nonresidential	85	85	67.5	55	55	15	30	36	40
R-2 District: Nonresidential	85	85	67.5	55	55	15	30	36	40

*Provided that no structure shall be located closer than 20 feet from any design right-of-way line. Design rights-of-way are 120' for arterials; 85' for collectors, and 60' for minor streets. Septic tank systems including tank and title field shall not be located within the front yard building setback line area.

**Where abutting property is in an R-district, then 10 feet is required.

***Except as provided for elsewhere herein, no rear yard is required except where adjoining yard is an R-district, then the rear yard shall be 30 feet.

****Provided that: (1) no structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland; and (2) a building eave or roof overhang may extend up to 24 inches into a required setback; provided that such extension is at least three feet from the property line, its lower edge is at least 7.5 feet above the ground elevation, and it is located at least five (5) feet from any other building or eave.

**Setback from Centerline of Street
Right-of-Way for Front Yard Purposes - Feet**

District and Use	Major Arterial*	Secondary Arterial or Rural Road*	Collector Street*	Minor Street*	Marginal Access	Minimum Side Yard (Feet)****	Minimum Rear Yard (Feet)****	Maximum Height (Feet)	Building Coverage (Percent)
R-2-A District: Nonresidential	85	85	67.5	55	55	15	30	36	40
R-3 District: Nonresidential	85	85	67.5	55	55	15	30	●	40
T-B District:	85	85	67.5	5	55	0 or 10**	_***	●	●
W-I District: Nonresidential	85	85	67.5	55	55	0 or 10**	_***	●	●
P-I-L-T District: Nonresidential	85	85	67.5	55	50	0 or 10**	_***	●	●
PD-M District:	■Development Standards for this district are found in Sec. 4-6.9."								
PD-N District:	■Development Standards for this district are found in Sec. 4-6.4."								
PD-R District:	■Development Standards for this district are found in Sec. 4-6.8."								
P-N-T District:	■Development Standards for this district are found in Sec. 4-9."								
P-S-C District:	■Development Standards for this district are found in Sec. 4-6.3.●								
PUD District:	■Development Standards for this district are found in Sec. 4-6.6.●								
PUD-CC District:	■Development Standards for this district are found in Sec. 4-8.●								
P-R-C District:	■Development Standards and regulations governing the uses within this overlay district are found in Sec. 4-10.●								

*Provided that no structure shall be located closer than 20 feet from any design right-of-way line. Design rights-of-way are 120' for arterials; 85' for collectors, and 60' for minor streets. Septic tank systems including tank and title field shall not be located within the front yard building setback line area.

**Where abutting property is in an R-district, then 10 feet is required.

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****Provided that: (1) no structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland; and (2) a building eave or roof overhang may extend up to 24 inches into a required setback; provided that such extension is at least three feet from the property line, its lower edge is at least 7.5 feet above the ground elevation, and it is located at least five (5) feet from any other building or eave.

**Setback from Centerline of Street
Right-of-Way for Front Yard Purposes - Feet**

District and Use	Major Arterial*	Secondary Arterial or Rural Road*	Collector Street*	Minor Street*	Marginal Access	Minimum Side Yard (Feet)****	Minimum Rear Yard (Feet)****	Maximum Height (Feet)	Building Coverage (Percent)
A-T District:	85	85	67.5	55	55	15	20	36	●
B District:	85	85	67.5	55	55	0 or 10**	_***	●	●
B-1 District:	85	85	67.5	55	55	0 or 10**	_***	●	●
B-2 District:	85	85	67.5	55	55	0 or 10**	_***	●	●
B-C District:	85	85	67.5	55	55	0 or 10**	_***	●	●
B-N District:	85	85	67.5	55	55	0 or 10**	_***	●	●
B-N-1 District:	85	85	67.5	55	55	0 or 10**	_***	●	●
C-A District:	85	85	67.5	55	15	30	36	●	●
C-M District:	85	85	67.5	55	55	15	35	36	●
I-H District:	85	85	67.5	55	55	25	40	●	●
I-L District:	85	85	67.5	55	55	0 or 10**	_***	●	●
I-P District:	85	85	67.5	55	55	15	20	●	●
M District:	85	85	67.5	55	55	25	40	●	●

*Provided that no structure shall be located closer than 20 feet from any design right-of-way line. Design rights-of-way are 120' for arterials; 85' for collectors, and 60' for minor streets. Septic tank systems including tank and title field shall not be located within the front yard building setback line area.

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Sec. 4-6.2A Other Building Setback Line Requirements.

Building setback from centerline of U.S. 17 South, from the Lynes Parkway (Georgia Highway 21) to Abercorn Street, (Georgia Highway 204), shall be 85 feet from the centerline.

