

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

*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.

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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: Residential	85	85	67.5	55	55	15	30	36	40
R-2 District: Residential	85	85	67.5	55	55	15	30	36	40
R-2-A District: Nonresidential	85	85	67.5	55	55	15	30	36	40

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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."								

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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."								
A-T District:	85	85	67.5	55	55	15	20	36	—

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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	—	—

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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	—	—	

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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.