

## **Section 803 Intent of Zoning Districts**

The regulations set by this code within each district shall be minimum regulations and shall apply uniformly, and to each class or kind of structure or land, except when modifications are provided.

- 1) The Agriculture/Forestry (AF) or Multi- Family (MF) zoning districts located in the City of Blackshear and the City of Patterson shall not allow manufactured homes to be placed within these jurisdictions.**

### **Exception: Modular Office Buildings**

**(A)- Churches and Synagogues for education purposes only and not for worship\***

**Approval for these facilities will have to meet all Zoning District regulations and requirements for the land/parcel that said buildings are to be placed within affected municipality.**

## **Section 901 Agriculture/Forestry**

### 4. District Regulations:

Unless otherwise specified in this code, uses of right in the Agriculture «Forestry District shall conform to the following requirements:

- a. Minimum lot area: 1 acre
- b. Minimum lot width, at building line: 150 feet
- c. Minimum front yard, setback from street: 40 feet
- d. Minimum side yard, setback from street/property line: 40 feet
- e. Minimum rear yard, setback from property line: 40 feet
- f. Maximum percentage of lot coverage: 20%
- g. Maximum building height: 60 feet

### **“Add Section/Tab (I)”**

**(I) Setbacks for manufactured homes & site built home in this district shall confirm to the following min. requirements for one (1) and two (2) acre tracts only:**

**Minimum front yard, setback from street:  
40 feet**

**Minimum side yard setback:  
15 feet from property line, 25 feet from road or street**

**Minimum rear yard, setback from property line:  
15 feet**

## Section 902 Single Family (SF)

### 4. District regulations:

Unless otherwise specified in this Code, uses of right in the Single Family Residential District shall conform to the following requirements:

#### a. Minimum lot area:

1. With both public/community water and public/community sewer system: 10,000 square feet
2. With either public water, or individual sewage disposal system: ½ acre or 21,780 square feet
3. With private well and individual sewage disposal system: 1 acre or 43,560 square feet

#### b. Minimum lot width, at building line:

**150 feet - 1 acre tract or parcel with well and septic system**

**125 feet - ½ acre tract or parcel with municipal/community water and individual septic system**

**100 feet - municipal water and sewer**

c. Minimum front yard, setback from street: 30 feet

d. Minimum side yard setback: 25 feet from street and 15 feet from property line

e. Minimum rear yard setback from property line: 15 feet

f. Maximum percentage of lot coverage: 30%

g. Maximum building height: 35 feet

## Section 904 Multifamily Residential District (MF)

### 4. District regulations:

Unless otherwise specified in this Code, uses of right in the Multifamily District shall conform to the following requirements:

#### a. Minimum Lot Area:

b. With both public/community water and public/community sewer system: 10,000 square feet for each single-family residence or each multi-family dwelling unit. An additional 2,000 square feet for each dwelling unit more than one in multifamily dwellings, apartments, and boarding houses shall be required.

c. With either public water, or public/ community sewer system: 21,780 square feet for each single-family residence. An additional 5,000 square feet for each dwelling unit more than one in multi-family dwellings, apartments and boarding houses shall be required. – ½ acre

d. With private well and individual sewage disposal system: 43,560 square feet for each single-family residence. An additional 5,000 square feet for each dwelling unit more than one in multifamily dwellings, apartments and boarding houses shall be required. – 1 acre

**e. Minimum lot width, at building line:**

**150 feet -1 acre tract or parcel with well and septic system**

**125 feet- ½ acre tract or parcel with municipal/community water and individual septic system**

**100 feet- municipal water and sewer**

f. Minimum front yard, setback from street:

30 feet in urban area & 40 feet in rural area

g. Minimum side yard setback:

25 feet from street

15 feet from property line

h. Minimum rear yard, setback from property line:

40 feet

i. Maximum percentage of lot coverage:

40%

j. Maximum building height:

45 feet

k. No more than eight continuous dwelling units shall be built in a row without a break between building groups of at least 20 feet.

**I: No manufactured homes shall be placed within the city limits of Blackshear and Patterson**

## **Section 906 Neighborhood Commercial District (NC)**

### **4. District Regulations:**

**Unless otherwise specified in this code, uses of right in the NC, Neighborhood Commercial District shall conform to the following requirements:**

#### **a. Minimum lot area:**

**21,780 square feet, with municipal water or sewer - ½ acre**

**43,560 sq. ft. with well and individual septic system - 1 acre**

#### **b. Minimum lot width, at building line:**

**100 feet- with municipal water and sewer**

**150 feet- with well and septic or municipal/community water and individual septic system**

#### **c. Minimum front yard, setback from street:**

30 feet city and 40 feet in rural area

#### **d. Minimum side yard setback:**

20 feet from street

15 feet from property line

15 feet rear setback

#### **e. Maximum percentage of lot coverage: 60%**

#### **f. Maximum building height: 35 feet**

## **Section 907 General Commercial District (C)**

### **4. District Regulations:**

**Unless otherwise specified in this code, uses of right in the C, General Commercial District shall conform to the following requirements:**

#### **a. Minimum lot area:**

**21,780 square feet with municipal water or sewer- ½ acre**

**43,560 square feet with well and individual septic system-1 acre**

b. Minimum lot width at building line:

**100 feet -with municipal water and sewer**

**150 feet- with well and septic or municipal/ community water or individual septic system**

c. Minimum front yard setback from curbed street:

15 feet if on street parking is provided

Minimum front yard setback from non-curbed street:

30 feet in the city and

40 feet in the rural area

d. Minimum side yard setback:

10 feet from property line

15 feet from street

20 feet from street if corner lot

20 feet from residential property

e. Minimum rear yard, setback from property line:

10 feet

f. Maximum percentage of lot coverage:

60%

g. Maximum building height:

35 feet if adjacent to residential property

60 feet otherwise

**Section 908 Light Industrial (LI)**

**4. District regulations:**

**Unless otherwise specified in this Code, uses of right in the LI, Light Industrial District shall conform to the following regulations:**

**a. Minimum lot area:**

**43,560 square feet with well and septic tank or municipal water and sewer or individual septic system- 1 acre**

**b. Minimum lot width at building line: 150 feet**

c. Minimum front yard setback from street: 30 feet

d. Minimum side yard setback:

30 feet from street

25 feet from property line

e. Minimum rear yard setback from property line:

25 feet

f. Maximum percentage of lot coverage:

50%

g. Maximum building height:

60 feet

**Section 1004 Setback and Other Requirements for Accessory Uses and Structures**

In any district, all accessory uses and structures, shall observe the following minimum requirements for setbacks, yards, and other district conditions set forth for the district in which they are located.

a. Minimum rear yard setback from property line: 10 feet

b. Minimum side yard setback from street/property line:  
10 feet property; 15 feet street

**Exception: Any new constructed or pre-fab buildings in the Agriculture/Forestry District more than 2,000 sq. feet in floor size shall meet the setback requirements in Section 901 tab (4) sections (c), (d), (e) of the development code. If intended use of such building is used for raising of livestock, kennels or any non-domesticated animals, then it must comply with Section 901 (AF) Agricultural/Forestry.**