



THE CITY OF ST. MARYS  
COMMUNITY DEVELOPMENT DEPARTMENT

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**AREA REGULATIONS FOR RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS**

**R-1 Single Family Residential**

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in R-1, Single-Family Residential Districts shall conform to the following requirements:

- (1) Minimum lot area: 10,000 square feet;
- (2) Minimum lot width at building line: 75 feet
- (3) Minimum front yard setback from street: 25 feet
- (4) Minimum side yard, setback from street: 25 feet; setback from other property line: 15 feet;
- (5) Minimum rear yard, setback from street: 25 feet; setback from other property line: 15 feet;
- (6) Maximum percentage of lot coverage: 30 percent;
- (7) Maximum building height: 35 feet.

**R-2 Low Density Multifamily Residential**

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in R-2, Low Density Multifamily Residential Districts shall conform to the following requirements:

- (1) Minimum lot areas:
  - a. Single-family dwellings: 10,000 square feet;
  - b. Two- and three-family dwellings: 10,000 square feet for the first two units, 4,000 square feet for each additional unit;
  - c. Boardinghouses: 10,000 square feet for the first three units plus 4,000 square feet for each additional unit.
- (2) Minimum lot width at building line: 70 feet;
- (3) Minimum front yard setback from street: 25 feet;
- (4) Minimum side yard, setback from street: 25 feet; setback from other property line: Ten feet;
- (5) Minimum rear yard, set back from street: 25 feet; setback from other property line: 15 feet;
- (6) Maximum percentage of lot coverage: 35 percent;
- (7) Maximum building height: 35 feet;
- (8) Minimum dwelling unit size (heated and cooled area):
  - a. Single-family dwellings: 600 square feet;
  - b. Two- and three-family dwellings: 600 square feet per unit;

c. Boardinghouses: none.

### **R-3 Medium and High Density Multifamily Residential**

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in R-3, Medium and High Density Multifamily Residential Districts shall conform to the following requirements:

- (1) Minimum lot area:
  - a. Single-family detached dwellings: 10,000 square feet;
  - b. Two- and three-family dwellings: 10,000 square feet for the first two units and 4,000 square feet for each additional unit;
  - c. Condominiums and multifamily dwellings of more than three units: 8,000 square feet for the first two units; plus 2,000 square feet for each additional unit;
- (2) Minimum lot width at building line: 16 feet for condominium dwellings; 70 feet for all other uses;
- (3) Minimum front yard setback from street: 25 feet;
- (4) Minimum side yard, setback from street: 25 feet; setback from other property line: Ten feet; provided, that condominium dwellings which are not end units may have 0 feet side yards on each side adjoining another unit.
- (5) Minimum rear yard, setback from street: 25 feet; setback from other property line: 15 feet;
- (6) Maximum percentage of lot coverage: 55 percent for condominiums; 35 percent for all other permitted uses;
- (7) Maximum building height: 45 feet;
- (8) Minimum dwelling unit size:
  - a. Single-family dwellings, and condominium dwellings: (heated and cooled area) 800 square feet;
  - b. Two- and three-family dwellings: 600 square feet per unit;
  - c. Multifamily dwelling of more than three units: 600 square feet for the first six units; 500 square feet for the next six units; and 400 square feet per unit in addition to the first 12 units.

### **R-4 Single Family Residential**

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in R-4, Single-family Residential Districts, shall conform to the following requirements:

- (1) Minimum lot area: 10,000 square feet;
- (2) Minimum lot width at the building line: 75 feet;
- (3) Minimum front yard setback from street: 25 feet;
- (4) Minimum side yard, setback from street: 25 feet, setback from other property line: Ten feet;
- (5) Minimum rear yard, setback from street: 25 feet; setback from other property line: 15 feet;
- (6) Maximum percentage of lot coverage: 30 percent;
- (7) Maximum building height: 35 feet.
- (8) Minimum dwelling unit size (heated and cooled) shall be 900 square feet.

### **R-5 Townhouse**

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in R-5 Townhouse Dwelling Districts shall conform with the following requirements:

- (1) Minimum lot area:
  - a. Single-family detached dwellings: 10,000 square feet;
  - b. Single-family townhouses: Not more than 16 townhouses per acre of land, each townhouse development containing at least one acre of land;
- (2) Minimum lot width at building line: 16 feet for single-family townhouses; 70 feet for all other uses;
- (3) Minimum front yard setback from street: 25 feet;
- (4) Minimum side yard, setback from street: 25 feet; setback from other property line: Ten feet, provided, that townhouse dwellings which are not end units may have zero feet said yards on each side adjoining another unit;
- (5) Minimum rear yard, setback from street: 25 feet; setback from other property line: 15 feet;

- (6) Maximum percentage of lot coverage: 55 percent for single-family townhouses; 35 percent for all other permitted uses;
- (7) Maximum building height: 35 feet;
- (8) Minimum dwelling unit size: 800 square feet.

### **M-H Manufactured Housing**

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in the Manufactured Housing District shall conform to the following requirements:

- (1) All manufactured housing shall be built in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974.
- (2)
  - a. Single-family residences and manufactured homes on individual lots must meet the lot area regulation requirements of R-1, Single-family Residential District;
  - b. All manufactured houses shall comply with the provisions of (3)j. below, Additional Requirements.
- (3) Manufactured Housing Parks shall conform to the following requirements:
  - a. Minimum lot area: Four acres;
  - b. Maximum density is seven mobile homes per acre;
  - c. Each manufactured house shall be located on a lot or space having an area of at least 4,000 square feet.
  - d. Each manufactured home lot shall be graded and drained so that rain water will not stand in pools or puddles.
  - e. The minimum distance required for the separation of a manufactured house from any other mobile home shall be: 20 feet from side to side, 20 feet from side to rear, setback from interior driveways shall be at least 15 feet.
  - f. No manufactured house shall be located closer than 30 feet from street right-of-way lines and not closer than 20 feet from property lines.
  - g. Manufactured housing parks shall have a minimum of 400 square feet of common open space per manufactured house space; however, no manufactured house park shall have less than 6,000 square feet of total common open space.
  - h. Manufactured housing parks shall have visual buffers such as shrubbery and/or fencing at least six feet in height between the park and adjacent non-manufactured home residential users. Buffer strips shall meet the requirements of [section 110-92](#).
  - i. All manufactured house spaces shall abut on interior drive of gravel or similar all-weather surface; interior drives shall be a minimum of 20 feet in width and shall have unobstructed access to a public street; and parking space of gravel or similar all- weather surface sufficient for automobiles shall be located on each manufactured house space.
  - j. Additional requirements:
    - 1. *Manufactured house placement.* Manufactured house supports or pillars shall be provided not more than ten feet on center or less beginning from the front of the mobile home. Supports or pillars shall be placed upon concrete pads having minimum dimensions of 16" x 16" x 4".
    - 2. *Anchoring.* All manufactured houses shall be anchored prior to the unit being occupied or used in any other way. The anchoring system shall be designed to resist a minimum 28 wind velocity of 90 miles per hour.
    - 3. *Stability.* All manufactured houses shall, prior to occupancy or other use, be stabilized in such a way so as to prevent tilting of the unit. No manufactured house shall permanently rest on wheels used to transport it.
    - 4. *Skirts.* All manufactured houses shall, prior to occupancy or other use, have skirts installed that are designed to complement the appearance of the manufactured house and are coordinated throughout the park.

### **PD Planned Development**

A Planned Development can have underlying zoning attached to it such as R-1, R-2 or R3 that dictate the development standards, or the development regulations can be proposed by the applicant in a Master Site Plan and Development Agreement. Both documents would be binding to the development and must be followed. The PD allows for minor and major deviations from the Master Plan and Development Agreement. Minor Deviations allow for some flexibility that

would not require the Applicant to go back to Planning Commission or City Council. Major deviations, such as density and major changes to permitted uses would require that the deviation be approved from Planning Commission and City Council.

### **C-1 Central Business**

#### *(c) Area regulations:*

(1) *Commercial uses.* Unless otherwise specified in this chapter, commercial uses permitted in the C-1, Central Business District shall conform to the following requirements:

- a. Minimum lot area: 3,000 square feet.
- b. Minimum lot width: 30 feet.
- c. Minimum front yard setback: None, however, pedestrian walkways shall be accessible.
- d. Minimum side yard: None, unless the parcel is adjacent to a residential district in which case the minimum side yard shall be five feet.
- e. Minimum rear yard: None, unless the parcel is adjacent to a residential district in which case the minimum rear yard shall be 15 feet.
- f. Maximum percentage of lot coverage: 100 percent.
- g. Maximum building height: 45 feet.
- h. Off-street parking and loading requirements as provided in article IV, except where the planning commission waives such requirements or portion thereof, where it finds that they are unnecessary, excessive, or impractical, given the size of the lot.

(2) *Single-family detached dwelling uses.* Unless otherwise specified in this chapter, single-family detached dwellings permitted in the C-1, Central Business District shall conform to the following requirements:

- a. Minimum lot area: 6,000 square feet.
- b. Minimum lot width: 60 feet.
- c. Minimum front and rear yard setback: Ten feet.
- d. Minimum side yard setback: five feet for single story: Seven and one-half feet for multi-story or five feet if multi-story and sprinkled for fire suppression.
- e. Maximum percentage of lot coverage, remaining lot area after meeting required setbacks and parking requirements.
- f. Maximum building height: 45 feet.
- g. Minimum of two off-street parking spaces required per residence. No parking spaces permitted in front yard setback area.
- h. Only one driveway per residence. If an alley exists behind the lot, ingress and egress to the residential structure must be accessed from the alley and no curb cut will be permitted along the main roadway.
- i. A minimum roof pitch of five × 12 is required.
- j. Structures built within the Historic District must comply with the historic preservation ordinance.
- k. Single-family detached dwelling standards. All single-family dwellings, whether site built or modular houses, must meet the following standards in the C-1 District:
  1. The roof shall be covered with asphalt composition shingles, 5-V metal roofing, tile materials or other suitable materials. Corrugated metal or plastic panels are prohibited.
  2. The exterior wall materials may include clapboards, simulated clapboards such as concrete composite siding, wood shingles, shakes, stucco, tabby, brick, brick veneer, concrete block or similar materials, but shall not include smooth ribbed or corrugated metal or plastic panels.
  3. The minimum horizontal dimension of the structure as installed on the site shall be 24 feet.
  4. The minimum heated and cooled floor area shall be 900 square feet.
  5. All principal structures shall be placed on a permanent foundation.
  6. No "manufactured housing" or "mobile homes" as those terms are defined in subsection [110-8\(b\)](#), shall be permitted in this district.
  7. All units must meet wind loading requirements of the Federal Emergency Management Administrator and the State of Georgia adopted building codes.

8. Any structures built within the Historic District must meet the requirements of the historic preservation ordinance.

(3) Commercial dwelling standards. Dwelling units are permitted on the second floor or above in buildings utilizing the first occupied floor for permitted C-1 commercial uses. Such buildings may house one or more dwelling units, for rent or sale, provided that no such unit shall be less than 450 square feet of heated and cooled area exclusive of any hallways and stairs designed for access to the unit(s).

### **C-2 Highway Commercial**

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in the C-2, Highway Commercial District shall conform to the following regulations:

- (1) Minimum lot area: 7,500 square feet.
- (2) Minimum lot width at building line: 75 feet.
- (3) Minimum front yard setbacks from State Route 40: 40 feet; minimum setback from other public rights-of-way: 25 feet.
- (4) Minimum side yard: Setback from property line: Seven feet; unless property is adjacent to a residential district where 15 feet is required, 25 feet from street rights-of-way.
- (5) Minimum rear yard setback: Seven feet, unless property is adjacent to a residential district where 15 feet is required.
- (6) Maximum building height: 45 feet.

### **C-3 Office-Apartment**

(c) *Area regulations.* Unless otherwise specified in this chapter, uses and buildings permitted in the C-3 district shall conform to the following regulations:

- (1) Minimum lot area: 7,500 square feet except that dwellings shall be subject to R-3 regulations for minimum lot area.
- (2) Minimum lot width at building line: 75 feet, except that dwellings shall be subject to the R-3 regulations for minimum lot width.
- (3) Minimum front yard setback: 40 feet from State Route 40; 25 feet from other streets.
- (4) Minimum side yard: Setback from property line: Seven feet; 25 feet from street; unless the property is adjacent to a residential district where 15 feet is required.
- (5) Minimum rear yard setback: Ten feet.
- (6) Maximum building height: 35 feet.
- (7) Maximum percentage of lot coverage by buildings: 35 percent except that dwelling shall be subject to the provisions of the R-3 district.