

6-1 Development Standards. Within the various zoning districts as indicated on the "Zoning Map of the City of Hahira, Georgia," no building or structure, excluding all signs other than separate use advertising signs, shall be constructed or erected except as indicated in the following schedule:

DEVELOPMENT STANDARD	ZONING DISTRICT											
	R-15	R-10	R-6	R-6M	MHC	R-P	C-N	C-H	CBD	C-A	M-1	M-2
Minimum Gross Floor Area Per Dwelling Unit (Heated Sq.Ft.)	1,500	1,000	800	600 ***	400	800 ***	600	---	600	---	---	---
Minimum Lot Area For Development (Sq.Ft.)	15,000	10,000	6,000 **	6,000 **	2 acres	6,000 **	---	---	---	1 acre	---	---
Minimum Lot Width (Feet)	100	80	60	60	100	60	60	60	None	150	None	None
Minimum Front Yard Setback (Feet from Centerline of Right-of-way) Arterial Streets Collector Streets Local Streets	30 70* 65* 60*	30 70* 65* 60*	25 70* 65* 60*	30 70* 65* 60*	35 70* 65* 60*	15 70* 65* 60*	15 90* 70* 65*	25 75* 70* 65*	None None None	60 75* 70* N/A	40 70* 65* 60*	50 70* 65* 60*
Minimum Side Yard Setback (Feet)	10	10	10 ****	10 ****	10 ****	10 ****	None ++ ++ +++	None ++ ++ +++	None +++	40	None ++ ++ +++	None ++ ++ +++
Minimum Rear Yard Setback (Feet)	30	30	30	30	20	30 ++	12 ++ +++	12 ++ +++	None +++	40	12 ++ +++	None ++ +++
Maximum Building Height (Feet)	35	35	35	35	35	None ++	None ++	None ++	None	None	None ++	None ++

* — Plus ½ any amount which the right-of-way width exceeds 60 feet for residential streets, 70 feet for collector streets, and 80 feet for principal and minor arterials.

** 9,000 s.f. for duplex or multi-family. If developed multi-family, the maximum density is 10 units per acre.

*** 800 s.f. for each unit 2-bedroom or larger, 600 s.f. for each 1-bedroom unit (not to exceed 25% of project), and 400 s.f. for each efficiency unit (not to exceed 25% of project).

**** 20 feet for multi-family 3 or more stories, and manufactured home communities.