

**5-2 Development Standards.** Within the various zoning districts as indicated on the "Zoning Map of the City of Lake Park, Georgia," no building or structure, excluding all signs (see Section 9 for Sign Regulations) shall be constructed or erected except as indicated in the following schedule:

DEVELOPMENT STANDARD	ZONING DISTRICTS													
	R-1	R-18	R-15	R-10	R-6	M-H	R-C	MHC	R-P	C-C	C-H	C-A	M-1	M-2
<b>Minimum Gross Floor Area Per Dwelling Unit (Sq.)</b>	1,800	1,800	1,200	1,000	800	700	800	++++	800	---	---	---	---	---
<b>Minimum Lot Area For Development (Sq.)</b>	1 acre	18,000	15,000	10,000	6,000 **	10,000	6,000**	---	1 acre unless public water/ sewer is utilized, then 6,000 square feet	---	---	1 acre	---	---
<b>Minimum Lot Width (Feet)</b>	120	120	100	80	60	80	200	---	60	60	60	150	None	None
<b>Minimum Front Yard Setback (Feet from Centerline of Right-of-way)</b> - Arterial Streets - Collector Streets - Local Streets	80* 70* 60*	80* 70* 60*	80* 65* 55*	80* 65* 55*	80* 65* 55*	80* 65* 55*	80* 70* 60*	--- --- ---	80* 65* 55*	100* 70* 65*	80* 70* N/A	100* 70* N/A	100* 70* N/A	100* 70* N/A
<b>Minimum Side Yard Setback (Feet)</b>	20 ++	20 ++	10 ++	10	8	10	8	---	10	None +++	None +++	40	None +++	None +++
<b>Minimum Rear Yard Setback (Feet)</b>	40 ++	40 ++	30 ++	30	30	30	30 ++	---	30	12 ++	12 ++	40	12 ++	12 ++

\* Plus ½ any amount in 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.

\*\* If developed multi-family, the maximum density is 14 units per acre, provided the Lowndes County Health Department approves water and sewer.

++ The minimum distance from other property lines to any building over 35 feet in height shall be increased one foot for every 2 feet (or part of 2 feet) of building height greater than 35 feet.

+++ If the adjoining yard is within a residential district, the yard requirements specified in this table shall be increased 10 feet, and screening shall be provided as defined in Section 3-15 along the lot line shared with the residential lot.

++++ Refer to Section 6-2.