

Section 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:

C-H zoning district: Minimum lot width = 60 feet (min. front yard building setback = 25')

Section 12-3 Request for Variance. The Planning Commission may recommend to City Council upon appeal in specific cases such variance from the dimensional standards and development requirements of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of provisions of this ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done. Variance may be granted by the City Council in an individual case upon finding by the Planning Commission that the following exists:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and
- b. The application of all dimensional standards and development requirements to this particular piece of property would render the particular property unusable; and,
- c. Such conditions are peculiar to the particular piece of property involved, or, in the alternative, that such conditions are due to the location of existing utilities, etc.; and,
- d. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance; requests for rezoning, the authority for such rezoning of property being solely reserved for the Hahira City Council.
- e. Provided that the Planning Commission may recommend to the City Council such additional restrictions and standards (i.e., increased setbacks, buffer strips, screening, etc.) as may be necessary to protect the health and safety of residents and workers in the community, and to protect the value and use of property in the general neighborhood. Provided, that whenever the Planning Commission shall find, in the case of any permit granted pursuant to the provisions of this ordinance that any of the terms, conditions or restrictions upon which such permit was granted are not being complied with, the City Council shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity.

** Gateway Corridor Overlay District (Section 4-5)

Section 4-5.3 Effect of Gateway Corridor Overlay District Provisions. T

(b) Relationship to Underlying Zoning District Standards and Other Ordinances. In any case where the standards and requirements of the Gateway Corridor Overlay District conflict with those of the base zoning district or with the provisions of City of Hahira Zoning Ordinance or Subdivision Regulations, the standards and requirements of the Gateway Corridor Overlay District shall govern.

Section 4-5.6 Streetscape Standards. T

(a) Front Yard Setback: Front yard setbacks in Section 6-1 do not apply. Front yard setback minimum: 15 feet; maximum: 75 feet. Setbacks are measured from the right-of-way line.