

# WARE COUNTY COMMERCIAL & INDUSTRIAL SITE PLAN

## Section 609. Curb Cuts

Ingress - egress openings in concrete, asphalt, rock or other street curbing materials, commonly referred to as "curb cuts" shall be regulated in accordance with the following requirements:

**609.1 Size and Spacing of Curb Cuts** In no case shall a curb cut be less than nine (9) feet nor more than thirty (30) feet in length. No two curb cuts shall be closer than twenty (20) feet from each other except in residential zoning districts.

**609.2 Location of Curb Cuts** At street intersections, no curb cut shall be located closer than: (1) twenty (20) feet from the intersecting point of the two street rights-of-way or property lines involved (or such lines extended in case of a rounded corner); or (2) twenty-five (25) feet from the intersection of the two curb lines involved (or such lines extended in case of a rounded corner), which bound said lot.

Minimum Setback  
From Right-of-Way Line of Street and Property Line

District	Major Street	Other Street	Side Yards		Rear Yards	Maximum Height
			In Feet	In Feet	In Feet	
C-1	35	35	(6)		35	-
C-2	35	35	(6)		25	-
C-3	35	35	(6)		25	-
LI	35	35	(6)		100	-
GI	10	10	(7)		(8)	60
CN	40	35	10		35	-
M	40	35	(11)		25	60
O	35	35	(12)		25	60

- (6) (9) Minimum side yard not on Street shall require main building to be setback from side property line by 10 feet for least dimension and 25 feet for both sides. When one side is on street, that side yard setback shall meet the front setback as required for adjoining lot. If none, the setback shall be at 40 feet.
- (7) 15 feet from the side property line or 25 feet from any adjacent structure, whichever is greater, provided that the distance between structures shall be increased by 3 feet for each story of each structure in excess of 2 stories. Wherever a property line abuts a railway right-of-way, this setback requirement may be waived for the sole purpose of providing a facility for direct loading and unloading between railway car and building.
- (8) 25 feet from the rear property line. Wherever a property line abuts a railway right-of-way, this setback requirement may be waived for the sole purpose of providing a facility for direct loading and unloading between railway care and building.
- (10) 40% for single-story buildings; or 80% for buildings of more than one story. The ground area occupied by the principal and accessory buildings shall not exceed 40% of the total zoning lot.
- (11) Minimum side yard on street. The side wall of the main structure shall be set back from the right-of-way line of the street as follows:

Major Street	20 feet
Collector Street	20 feet
Minor Street	20 feet

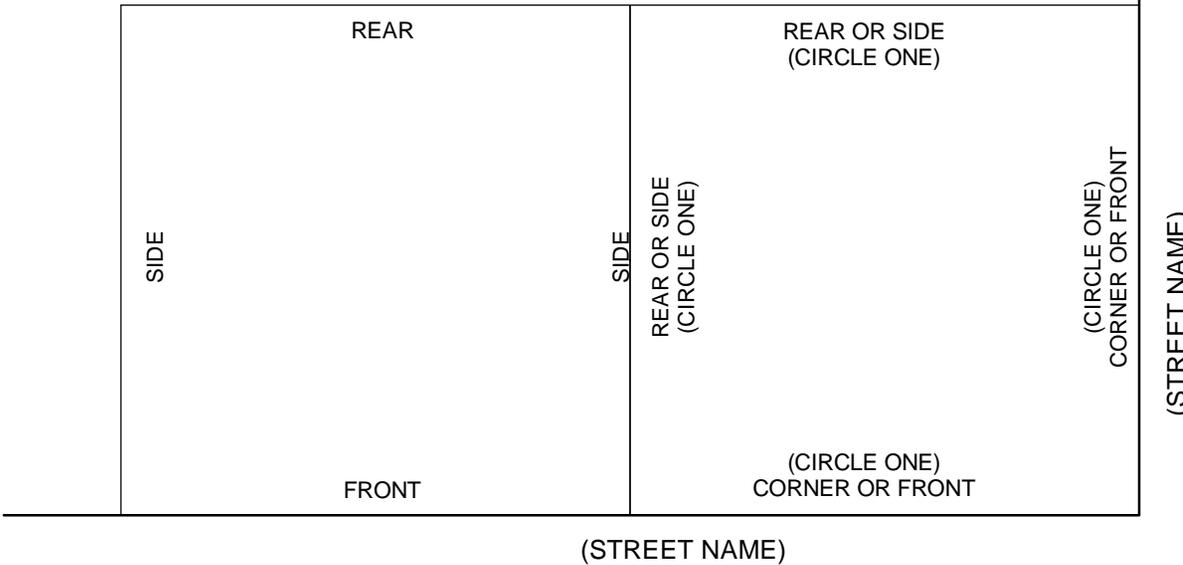
Minimum side yard not on street. The side wall of the main structure shall be set back from the adjacent property line at least twenty (20) feet. The combined area of both side yards shall be at least forty-five (45) feet.

\*See Section 614 Special Building Setbacks for other requirements.

- (12) Minimum side yard on street. The side wall of the main structure shall be set back from the right-of-way line of the street as follows\*:

Major Street	20 feet
Collector Street	20 feet
Minor Street	17 feet

Side yard not on street. Where adjacent fireproof walls are used no side yard is required. Otherwise, the side wall of the main structure shall be set back at least fifteen (15) feet from the side property line or twenty-five (25) feet from any adjacent building, whichever is greater, provided that the distance between structures shall be increased by three (3) feet for each story of each structure in excess of two (2) stories.



PROPOSED USE \_\_\_\_\_

NAME (PLEASE PRINT) \_\_\_\_\_

SITE ADDRESS \_\_\_\_\_

SIGNATURE OF APPLICANT \_\_\_\_\_

## Section 614. Special Building Setbacks

In each of the districts herein described, no building, structure, or obstruction shall be erected or maintained on any land abutting the following street, streets, or highways nearer than the setback as follows:

**Blackshear Avenue** - Seventy-nine (79) feet from the centerline of said existing street on both sides between State Street (US 1) and Sunnyside Drive.

**U.S. 82 - West (Corridor Z)** - One hundred fifty (150) feet from the centerline of said existing highway on both sides between GA. 158 centerline and running to the Ware County/Atkinson County line.

**U.S. 84 - East (Corridor Z)** - One hundred fifty (150) feet from the centerline of said existing highway on the south side and forty-five (45) feet North from County Road 124 up to the Ware County/Brantley County line.

1 inch = 150 feet