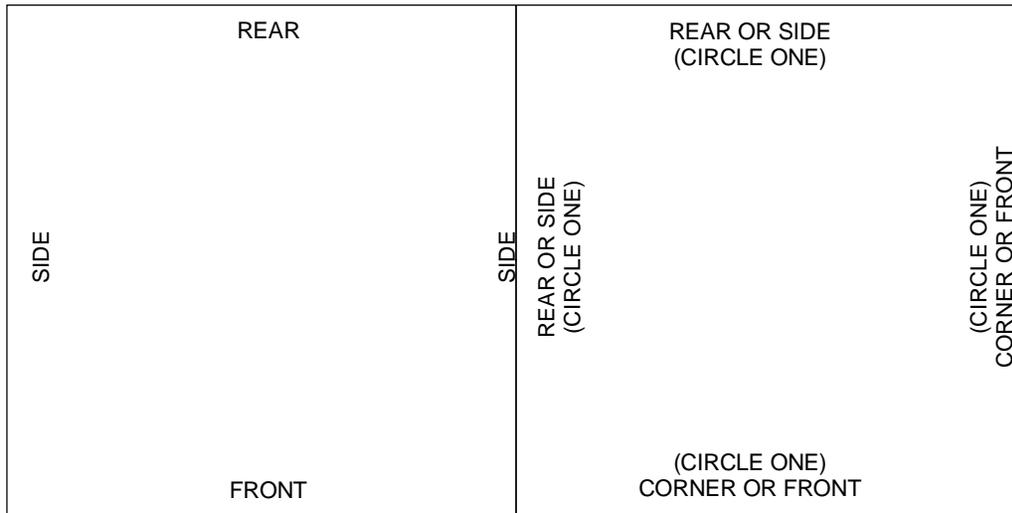


WARE COUNTY RESIDENTIAL SITE PLAN



PROPOSED USE _____

NAME (PLEASE PRINT) _____

SITE ADDRESS _____

SIGNATURE OF APPLICANT _____

1 inch = 150 feet

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

District	Major	Other	Side Yards	Rear Yards	Maximum
	Street	Street	In Feet	In Feet	Height
R-S	45	40	(9)	35	-
R-90	45	40	(9)	35	-
R-75	40	35	(9)	35 (14)	-
R-50	40	35	(9)	35 (14)	-
R-75MH	40	35	(9)	35 (14)	-
R-50MH	40	35	(9)	35 (14)	-
R-45	35	20	13, 13a, 13b	15	35

- (9) Side - 10 feet from property lines of interior lot lines. A corner lot side yard (setback) on the side street shall be 25 ft.
*See Section 610 and Section 614 ALSO.
- (13) R-45 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:

	R-45
Major Street	20 ft.
Collector Street	20 ft.
Minor Street	17 ft.

* See Section 614 Special Building Setbacks for other requirements.

(a) Side Yard Not on Street. The side wall of the main structure shall be set back from the adjacent property line as follows:

	R-45
Single Family	
Least Dimension	0-6 ft. (Detached Unit for R-45)
Other Side (Minimum)	12 ft.
Duplex	
Least Dimension	0 ft. (Attached Unit for R-45)
Other Side (Minimum)	12 ft.

*See Section 614 Special Building Setbacks for other requirements.

(b) A minimum building side yard setback of 12' (ft) is required on the boundaries of the R-45 zoning district adjoining other residential zoning districts.

*See Section 614 Special Building Setbacks for other requirements.

CDD – 500' FROM RIGHT-OF-WAY

- (14) Where sewer and public water are available, the rear setback shall be a minimum of 25' from the rear of the property line.

Section 610. Vision Clearance at Street Intersection

No fence, wall, terrace, sign, shrubbery, planting, or other structure or object capable of obstructing driver vision between the heights of three (3) and ten (10) feet above the finished street level shall be permitted on a corner lot within twenty-five (25) feet of the point formed by the intersection of the street rights-of-way lines (or such lines extended in case of a rounded corner) which bound said lot.

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.