

Sec. 119-244. - Development standards – Agricultural and residential districts.

Item	AG	RES
Minimum heated floor area per dwelling	1,200 s.f.	1,500 s.f.
Minimum lot area without public water or sewer	5 acres	5 acres
Minimum lot area with public/private water *	5 acres	5 acres
Minimum lot area with public/private water and sewer*	5 acres	5 acres
Minimum lot area conservation design subdivision	N/A	3 Acres
Minimum lot width	300 ft	200 ft
Minimum road frontage	300 ft	200 ft
Minimum front yard/setback arterial road	80 ft	80 ft
Minimum front yard/setback major collector road	80 ft	80 ft
Minimum front yard/setback minor collector road	80 ft	80 ft
Minimum front yard/setback local road	80 ft	80 ft
Minimum side yard	30 ft	30 ft
Minimum rear yard**	50 ft	50 ft
Compliance with architectural standards required	No	No

N/A– Not allowed

\* Water and sewage must meet approval of the county health department

\*\* Rear yards that adjoin Jackson Lake will be measured from Georgia power easement 525 feet seal level plus 50 feet