

SETBACK REQUIREMENTS BY DISTRICT

DISTRICT	MIN. TRACT SIZE (ac)	MIN. TRACT WIDTH @ RW (ft)	MAX. BUILDING HEIGHT (ft)		MINIMUM BUILDING SETBACKS (ft)			
					FRONT YARD	SIDE YARD	REAR YARD	REAR YARD
AG	1.5	125	35	Residence	60	35	35	35
				Non-commercial Livestock	100	100	100	100
AI	1.5	125	35	Residence	100	35	35	35
				Non-commercial Livestock	100	100	100	100
				Broiler House*	200	200	200	200
				Layer House*	200	200	200	200
				Lagoon**	500	500	500	500
				Commercial Livestock***	500	500	500	500
AR	1.5	100	35	Poultry Structures/Stack Houses	200	200	200	200
				Residence	100	35	35	35
AB	1.5****	125	35	Non-commercial Livestock	100	100	100	100
				State Highway	80	25	25	25
				Collector Street	60	25	25	25
RS	1.5	80	35	Residence	35	10	15	15
RM	10	100	35	Townhouse Development	50	20	50	50
	10	100	35	Condominium Development	20	20	50	50
	10	100	35	Apartment/Duplex Development	20	20	50	50
CC	5	125	35	Manufactured Home Park	50	50	50	50
	1.5			State Highway	80	25	25	25
				All other collector streets	60	25	25	25
CG	*****		35	When abutting residential district	80 or 60	55	55	55
				State Highway	100	25	25	25
				All other collector streets	80	25	25	25
CI	*****		35	When abutting residential district	100 or 80	55	55	55
				Parkways/State Highways	100	25	25	25
				All other collector streets	80	25	25	25
				When abutting residential district	100 or 80	325	325	325
				Front yard setbacks should meet zoning requirements for that district. Refer to Franklin County Zoning Regulations.				
				Accessory buildings shall meet front yard setbacks and be setback a minimum of 5' from side and rear property lines.				
				* If there is an inhabitable dwelling within 100' of a property line the setback must be 300' from the property line least 600' from an inhabitable dwelling. This does not include dwellings on the property on which the poultry house is being constructed.				
				* Poultry houses shall be constructed where the exhaust end is at least 1,000' (measured perpendicular from the exhaust end of the poultry house) from any building that is regularly used as a government building, school, hospital, church, or other place of worship, senior center, nursing home, retirement home, restaurant, or public community center, and 1,000' from the property line of any public park, public recreational area, or Corps of Engineers Lake Hartwell, provided, however, that this requirement may be waived by the owner of the property (or their authorized agents) on which such establishment is located. If more than one person owns or has any ownership interest of record of the property where such establishment is located, then the consent of all owners shall be required.				
				** Lagoons must be at least 150' from any stream.				
				*** Commercial livestock includes uses such as feed lots, dairy lots, hog lots, etc.				
				**** Where contiguous to a commercial district, the minimum lot size will be that necessary to meet Health Department requirements concerning water and sewage disposal.				
				***** Minimum required to satisfy setbacks and Health Department requirements.				