

Sec. 34.263 Development standards.
Development standards are as follows:

**Table of Development Standards
Area, Setback and Height Requirements**

District	Minimum Lot Size Per Dwelling Unit	Required Road Frontage First Dwelling Unit (ft)	Side Setback (ft)	Rear Setback (ft)	Front Setback from Center Line of County Roads and Private Drives (ft)	Front Setback from State and Federal Highways (ft)	Maximum Building Height
A-1	5 ACRES	100	15	15	60	35	50
R-A	1 ACRE	100	15	15	60	35	50
R-1	15,000 sq. ft.	100	15	15	60	35	50
R-2	15,000 sq. ft.	100	15	15	60	35	50
R-3	15,000 sq. ft.	75	15	15	60	35	50
C-1			15	15	60	35	50
CN			15	15	60	35	50
I-1			15	15	60	35	50
PUD	See additional requirements in Section 34-239						
CBOD	See requirements in Chickamauga Battlefield Corridor Overlay District Ordinance						

* If property is to be divided with a shared private, right-of-way, or easement, the lots must be a minimum of 5 acres each

** Or if septic systems will be needed, the regulations of the Health Department must be met, whichever is greater. If on well water, minimum lot size is 1 acre.
Ord. of 7-20-1994, 4.02

7/31/14 Adopted on 3rd Reading
Bebe Herschell