

**ARTICLE XX**  
**SCHEDULE OF REGULATIONS - SETBACK REQUIREMENTS**

ZONING	DISTRICT DESCRIPTION	LOT AREA (SQ.FT.)	MINIMUM LOT WIDTH (ft)	FRONT YARD (ft)	SIDE YARD (ft)	REAR YARD (ft)	MAXIMUM HEIGHT (ft)	MAXIMUM BUILDING COVERAGE (%)
R-1A	SINGLE FAMILY	12,000	100	30	15	30	40	30
R-1	SINGLE FAMILY	10,000	75	30	10	30	40	30
R-2	SINGLE FAMILY	6,000	75	25	5	30	35	35
	TWO FAMILY	8,000	75	25	5	30	35	35
	MULTIPLE FAMILY	3,630 per d.u.	75	25	15	30	35	35
R-PUD*	PLANNED UNIT DEVELOPMENT	6,000	75	25	5	30	35	35
R-TH**	TOWN HOUSE DEVELOPMENT	6,000	75	25	5	30	35	35
R-M***	MOBILE HOME PARK AND SUBDIVISIONS	6,000	75	25	5	30	35	35
B	NEIGHBORHOOD BUSINESS	-	60	15	10	20	40	-
R-O	RESTRICTED OFFICE-INSTITUTIONAL	-	60	30	10	20	-	40
CBD	CENTRAL BUSINESS	-	60	30	10	20	-	40
C	HIGHWAY COMMERCIAL	-	-	20	10	15	-	-
C-PUD****	COMMERCIAL PLANNED UNIT DEV.	-	-	-	-	-	-	-
I-1	LIGHT INDUSTRIAL	-	75	30	20	40	-	60
I-2	HEAVY INDUSTRIAL	-	100	50	30	50	-	60

ACCESSORY BUILDING: A subordinate building or structure on the same lot, or part of the main building, occupied by or devoted exclusively to an accessory use.  
ACCESSORY USE: A use naturally and normally incidental to, subordinate to, and auxiliary to the permitted use of the premises.  
Accessory residential buildings, except garages, shall be erected in any required yard except a front yard, providing further that in no instance shall such a building be nearer than five (5) feet to any adjoining side lot line or rear lot line. An accessory building shall not exceed the height of the primary structure. An accessory building shall not be located on that portion of the lot in the area of the principal building except when structurally attached to the principal building. No detached accessory building shall be located closer than fifteen (15) feet to any principal building. **(REFER TO CITY OF BAINBRIDGE ZONING ORDINANCE FOR FURTHER REGULATIONS)**

REFERENCES: Refer to Section X\* ; Refer to Section XI\*\* ; Refer to Section XII\*\*\* ; Refer to Section XVII\*\*\*\*

REPRINTED FROM THE CITY OF BAINBRIDGE ZONING ORDINANCE

PERMIT #: \_\_\_\_\_

FEE: \$ \_\_\_\_\_

**72 HOURS BEFORE  
YOU DIG  
CALL 1-800-282-7411  
IT'S THE LAW!**

# HOMEOWNER'S BUILDING PERMIT

Jurisdiction: *City of Bainbridge, Georgia*  
Phone: (229) 248-2000/Fax: (229) 248-2008



*Applicant to complete the following information:*

1. JOB ADDRESS:
2. OWNER:
3. USE OF STRUCTURE:
4. CLASS OF WORK: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Replace <input type="checkbox"/> Other
5. VALUE OF WORK BEING PERFORMED: \$ _____
6. DESCRIBE WORK: _____ _____
7. FLOOD HAZARD INFORMATION <i>(if applicable)</i> : Flood Hazard Area: <input type="checkbox"/> Yes <input type="checkbox"/> No    Elevation Certificate: <input type="checkbox"/> Yes <input type="checkbox"/> No    Flood Map: _____ Panel: _____

### SPECIAL CONDITIONS

All work performed in accordance with SBCCI Standard Building Code requirements and the Code of Ordinances of the City of Bainbridge, Georgia. Separate permits are required for electrical, plumbing, heating, ventilating, or air conditioning.

#### NOTICE

This permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work authorized is suspended or abandoned for a period of 6 months at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not, the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

#### INDEMNITY AGREEMENT

Upon meeting all requirements of the City of Bainbridge for the issuance of this homeowner's building permit and in consideration for the issuance by the city of such permit, the applicant/owner hereby agrees to hold harmless and indemnify the city of and from any and all claims, demands, costs, suits, actions and causes of actions of every kind and description made against the city by any person as a result of storm water runoff or other drainage of water occasioned by the construction improvements or other modifications approved under this building permit.

#### HOMEOWNER PERMIT REQUIREMENTS

I hereby certify that by signing this building permit as a homeowner I am in compliance with the Code of Ordinances of the City of Bainbridge, Georgia, Section 5-33, Buildings and Building Regulations, Subsection (3) which provides an exception to the submission of a certificate of qualification and states the following applicants are the exception: Any individual doing construction work on premises owned and occupied by him, such person shall be issued a permit by the City Building Official upon making affidavit that he is doing the work on premises owned and occupied by him.

OWNER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

#### BUILDING DEPARTMENT APPROVAL:

BY: \_\_\_\_\_

DATE: \_\_\_\_\_