Subdividing Land Fact Sheet

The following facts are offered as a preliminary guide for assistance regarding the subdividing of lots. At no point in time shall these facts supersede the zoning and development regulations that are codified and available online at municode.com and bartowga.org. We advise you to visit those regulations. Staff is also available to assist you with clarification.

Subdividing Land from one lot to two lots

- New lot and existing lot must meet acreage requirements in zoning district.
  - 2 acres in A-1 (agriculture) district
  - 26,000 sqft in most Residential districts on septic or 15,000 sqft if on sewer.

- 200 ft road frontage on existing County roads, 100 feet if on new internal subdivision street.

- One primary/principle residence per lot.

- No more than two homes/lots can share a private driveway/easement. See Bartow County Code, Appendix A, Zoning section 5.6.7 for further details. Further lots without public road frontage will not be allowed unless easement standards met and variance obtained.

- County must approve plat or survey prepared by licensed surveyor before recording.

- For A-1 lots over 5 acres in size, an owner can gift a 1-acre lot to a family member as a one time exemption. The lot must include 100 ft of road frontage and not violate county’s easement/driveway ordinance. Only a site/stick built single-family home (no MHs) can be built on the new 1-acre lot based on zoning regulations.

Subdividing Land into 3 or more tracts (Subdivision)

- Subdividing land into 3 or more tracts is considered a “Subdivision” and falls under the Bartow County Code Appendix B, Development Regulations. Zoning requirements apply.

- Note that large lot A-1 subdivisions, in which each lot has at least 10 acres, may be exempt from some of the items below. This determination will be made by the County Engineer.

- A preliminary plat must be prepared by a licensed surveyor. The County Engineer and Zoning Administrator must review. Any review comments will be returned to the surveyor.

- Subdivisions must be on a County road with 60 feet of public right-of-way. If the road is substandard, the owner will be required to donate a portion of the lot as right-of-way. Example, if the road has 40 feet of ROW, the owner must donate 10 feet on his/her portion.

- Public water must be available to create a subdivision. Depending on lot sizes, the County Engineer can require stormwater/erosion control plan as part of the subdivision review.