



### 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](http://municode.com) and [bartowga.org](http://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.