



## Community Development Department

### Zoning Division

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# Zoning Districts Fact Sheet

**\*\* NOTE: the Class of a property is for tax assessors purposes and is NOT zoning.**

## I. RESIDENTIAL ZONING DISTRICTS

### A-1 (agriculture)

- Min. lot size two (2) acres
- Min. road frontage 200 ft on existing road, 100 ft in new devt, 50 ft on cul-de-sac
- Setbacks 40 ft front yard, 10 ft side yard, 25 ft rear yard; max height 50 ft
- Typical permitted uses (not comprehensive): single-family conventional stick-built or manufactured dwellings; agricultural uses

### RE-1 and RE-2 (rural estate)

- Min. lot size three (3) acres
- Min. road frontage 200 ft on existing road, 100 ft in new devt, 50 ft on cul-de-sac
- Setbacks 40 ft front yard, 10 ft side yard, 25 ft rear yard; max height 50 ft
- Typical permitted uses (not comprehensive): conventional stick-built single-family dwellings in RE-1; conventional or manufactured single-family dwellings in RE-2

### R-1 (single-family residential)

- Min. lot size 26,000 sqft on septic, 15,000 sqft on sewer
- Min. road frontage 200 ft on existing road, 100 ft in new devt, 25 ft on cul-de-sac
- Setbacks 25 ft front and rear yards, 10 ft side yard; max height 50 ft
- Typical permitted uses (not comprehensive): single-family conventional dwellings

### R-2 (single-family or multi-family residential)

- Min. lot size (entire development) 26,000 sqft on septic, 15,000 sqft on sewer (individual lot sizes vary by use – see district code in municode.com)
- Min. road frontage 200 ft on existing road, 100 ft in new devt, 25 ft on cul-de-sac
- Setbacks 25 ft front and rear yards, 10 ft side yard, 20 ft min. distance b/w buildings; max height 50 ft
- Typical permitted uses (not comprehensive): single-family conventional dwellings; condos; townhouses; duplexes; triplexes; quadplexes

### R-3 (single-family or multi-family residential)

- Min. lot size (entire development) one (1) acre with sewer, septic not permitted (individual lot sizes vary by use – see district code in municode.com)
- Min. road frontage 100 ft
- Setbacks 25 ft front and rear yards, 10 ft side yard; max height 35 ft
- Typical permitted uses (not comprehensive): single-family conventional dwellings; condos; townhouses; duplexes; triplexes; quadplexes; apartments

### R-4 (single-family conventional or manufactured residential)

- Min. lot size 26,000 sqft on septic, 15,000 sqft on sewer
- Min. road frontage 200 ft on existing road, 100 ft in new devt, 25 ft on cul-de-sac
- Setbacks 25 ft front and rear yards, 10 ft side yard; max height 50 ft
- Typical permitted uses (not comprehensive): single-family conventional or manufactured dwellings

### **R-6 (manufactured home parks)**

- Min. park size 10 acres; min. lot size in parks 4,000 sqft; min. park width 400 ft; min. lot width 50 ft
- Must be on public sewer
- Min. density of park eight (8) units per acre
- No individual manufactured home may be closer than 40 ft from any road right-of-way
- Setbacks individual lots 40 ft front yard, 25 ft rear yard, 10 ft side yard; max height 50 ft
- Buffers apply – see district code in municode.com
- Manufactured home parks are the only uses permitted in R-6 and are only authorized in this district

### **R-7 (high-density multi-family residential)**

- Min. lot size of development 15,000 sqft, must be on sewer
- Min. road frontage 200 ft on existing road, 100 ft in new devt, 25 ft on cul-de-sac
- Setbacks 25 ft front and rear yard, 10 ft side yard, 20 ft min. distance between buildings; max height 50 ft
- Buffers: 25 ft adjacent to A-1, R-1, R-2, R-3, or R-4
- Application for rezoning requires submittal of concept site plan noting proposed density, landscaping, parking, greenspace, sample façade renderings, etc. Typical permitted use is apartments.

### **R-8 (high-density single-family residential)**

- Min. lot size 7,000 sqft, must be on sewer
- Min. road frontage 50 ft, 35 ft on cul-de-sac
- Setbacks 20 ft front and rear yard, 8 ft side yard, max height 35 ft
- Buffers: 15 ft wide adjacent to single-family zoning district or use, or a nonresidential zoning district
- Application for rezoning requires submittal of concept site plan noting proposed greenspace, amenities, number of lots, sample façade renderings, etc. Permitted use is single-family conventional dwellings.

### **PUD (planned unit development)**

- Min. devt size 20 acres, min. individual lot size 7,500 sqft, must be on sewer
- Min. road frontage 50 ft, 25 ft on cul-de-sac
- Setbacks 25 ft front and rear yard, 10 ft side yard, 25 ft external setback from PUD boundaries, max height 50 ft
- Buffers based on zoning district that corresponds to proposed use and density – determined at time of rezoning
- Application for rezoning requires submittal of concept site plan noting proposed greenspace, amenities, number of lots, parking, sample façade renderings, proposed uses, etc.

## **II. COMMERCIAL ZONING DISTRICTS**

### **O/I (office institutional)**

- Min. lot size 26,000 sqft on septic, 15,000 sqft on sewer
- Min. road frontage 100 ft
- Setbacks 40 ft front yard, 20 ft rear yard, 20 ft side yard, max height 50 ft
- Buffers: 25 ft adjacent to residential if 10,000 sqft bldg. or less; 50 ft adjacent to residential if over 10,000 sqft
- Typical permitted uses (not comprehensive): offices, churches

### **C-N (neighborhood commercial)**

- Min. lot size 26,000 sqft on septic, 15,000 sqft on sewer
- Min. road frontage 100 ft
- Setbacks 40 ft front yard, 20 ft rear yard, 20 ft side yard, max height 50 ft
- Buffers: 25 ft adjacent to residential
- Typical permitted uses (not comprehensive): strip shopping centers max 20,000 sqft; retail stores; banks; churches, day care centers, restaurants.

### **C-1 (general business)**

- Min. lot size 26,000 sqft on septic, 15,000 sqft on sewer
- Min. road frontage 100 ft
- Setbacks 40 ft front yard, 20 ft rear yard, 20 ft side yard, max height 50 ft
- Buffers: 50 ft adjacent to residential
- Typical permitted uses (not comprehensive): retail, services, restaurants, office, hotels, kennels, animal hospitals, churches, day care centers, machine shop, wholesale establishments and office/warehouses max 30 acres; auto related uses including sales and service; microbreweries and brewpubs.

## **III. INDUSTRIAL AND MINING ZONING DISTRICTS**

### **I-1 (general industrial)**

- Min. lot size one (1) acre
- Min. road frontage 100 ft
- Setbacks 40 ft front yard, 20 ft rear yard, 20 ft side yard, max height 75 ft
- Buffers: 200 ft adjacent to residential or C-N or O/I, 50 ft adjacent to C-1, none adjacent to industrial.
- Typical permitted uses (not comprehensive): general industry, assembly, feed processing, welding, metal forging, wholesale, warehousing, mini-warehouses, storage yards, churches, auto repair.

### **I-2 (heavy industrial)**

- Min. lot size one (1) acre
- Min. road frontage 100 ft
- Setbacks 40 ft front yard, 20 ft rear yard, 20 ft side yard, max height 75 ft
- Buffers: 500 ft adjacent to residential or C-N or O/I; 100 ft adjacent to C-1; 50 ft adjacent to I-1.
- Typical permitted uses (not comprehensive): any use permitted in I-1; heavy industry, asphalt plant, chemical plant, scrap tire processing plants, commercial mulching operations, churches.

### **BPD (business park district)**

- Min. lot size one (1) acre; max 75% impervious surface lot coverage
- Min. road frontage 40 ft, 25 ft in cul-de-sac
- Setbacks 40 ft front yard, 20 ft rear yard, 15 ft side yard; max height 50 ft
- Buffers: 50 ft adjacent to agriculture, residential and commercial
- Typical permitted uses (not comprehensive): business offices, call center, data center, distribution facility, training facility; light industrial including manufacturing, fabricating, and processing; warehouse; wholesale distribution.

### **M-1 (mining)**

- Min. road frontage 200 ft
- Setbacks 150 ft front yard, 50 ft rear yard, 50 ft side yard
- Buffers: see county code on municode.com – depending on use may be 100 ft, 500 ft, or 1,000 ft
- Application: see county code on municode.com for site plan and other requirements for rezoning application.
- Typical permitted uses (not comprehensive): mining and quarrying; concrete plant; inert waste landfills.