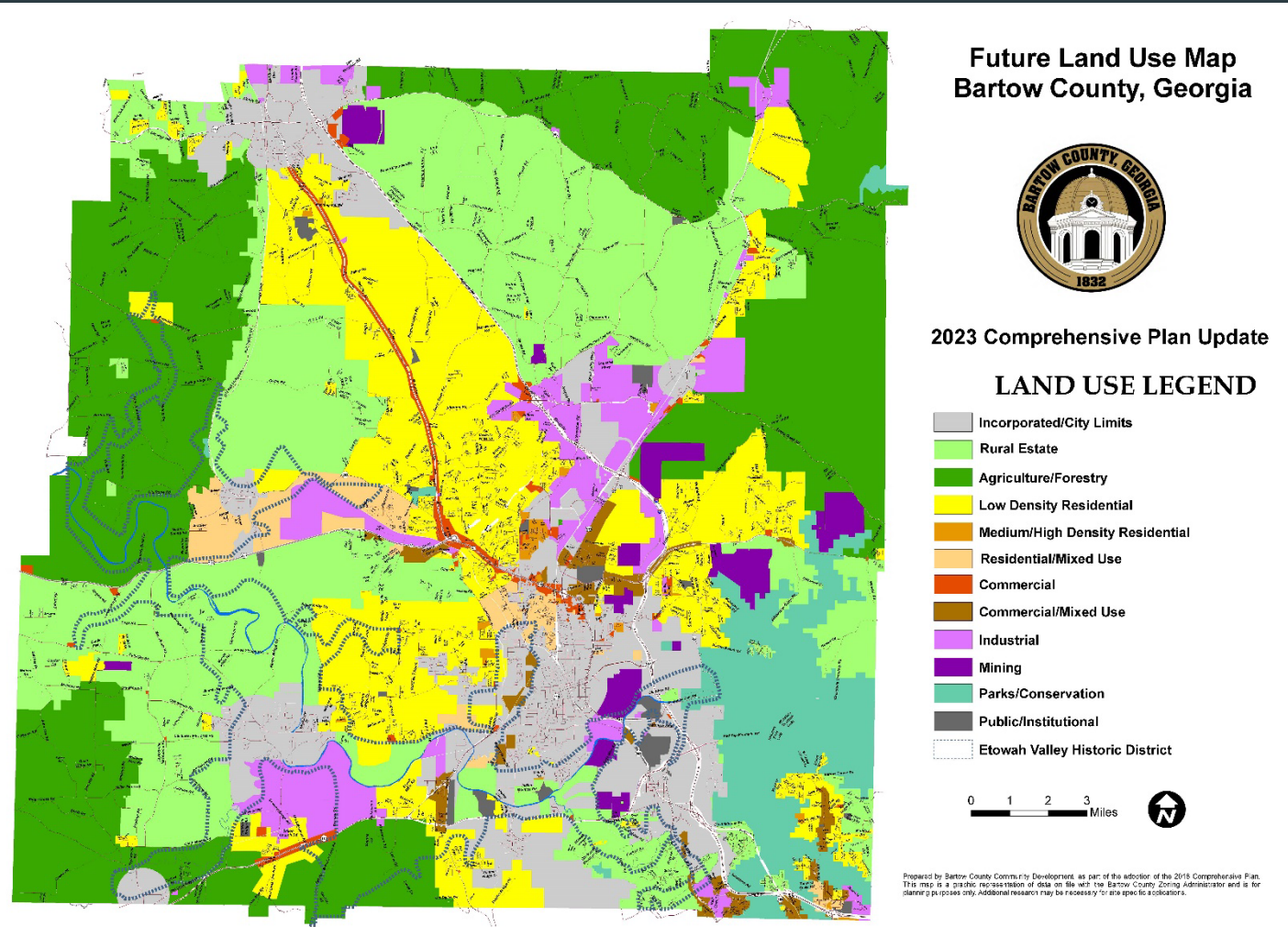




# Bartow County

## Zoning and Development Essentials





# Bartow County

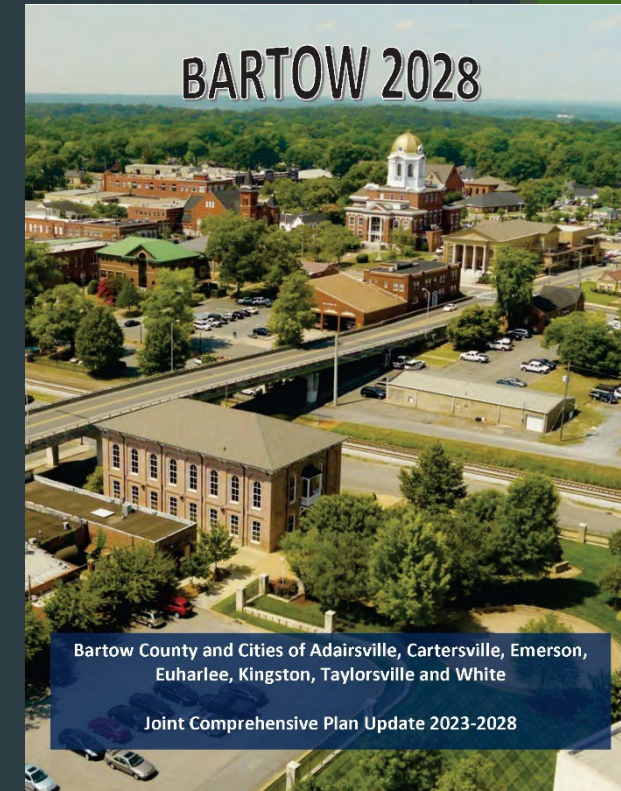
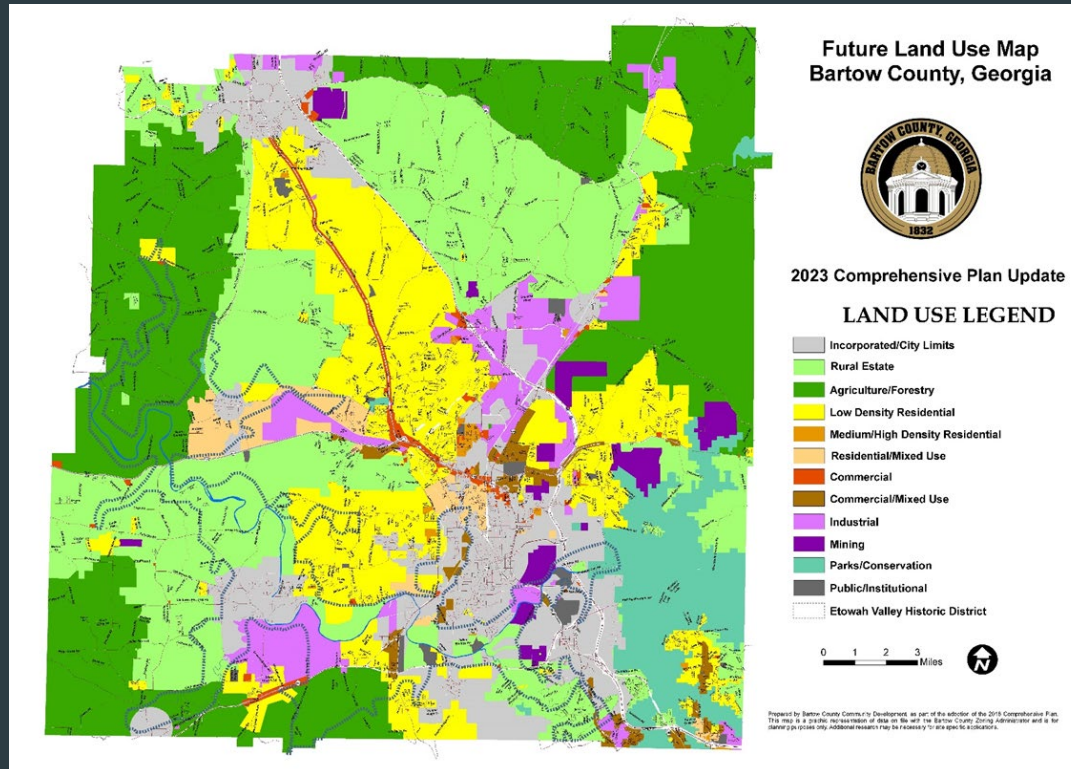
## Zoning and Development Essentials

- Comprehensive Plan and Future Land Use Map
- Zoning and Zoning Districts
- Overlay Districts
- Single-family zoned lot (A-1, RE-1, RE-2, R-1, R-4, R-8) residential standards
- Accessory Buildings
- Subdividing Land
- Rezoning and Conditional uses
- Variances
- Developments
- Contacts and Miscellaneous





# Comprehensive Plan and Future Land Use Map



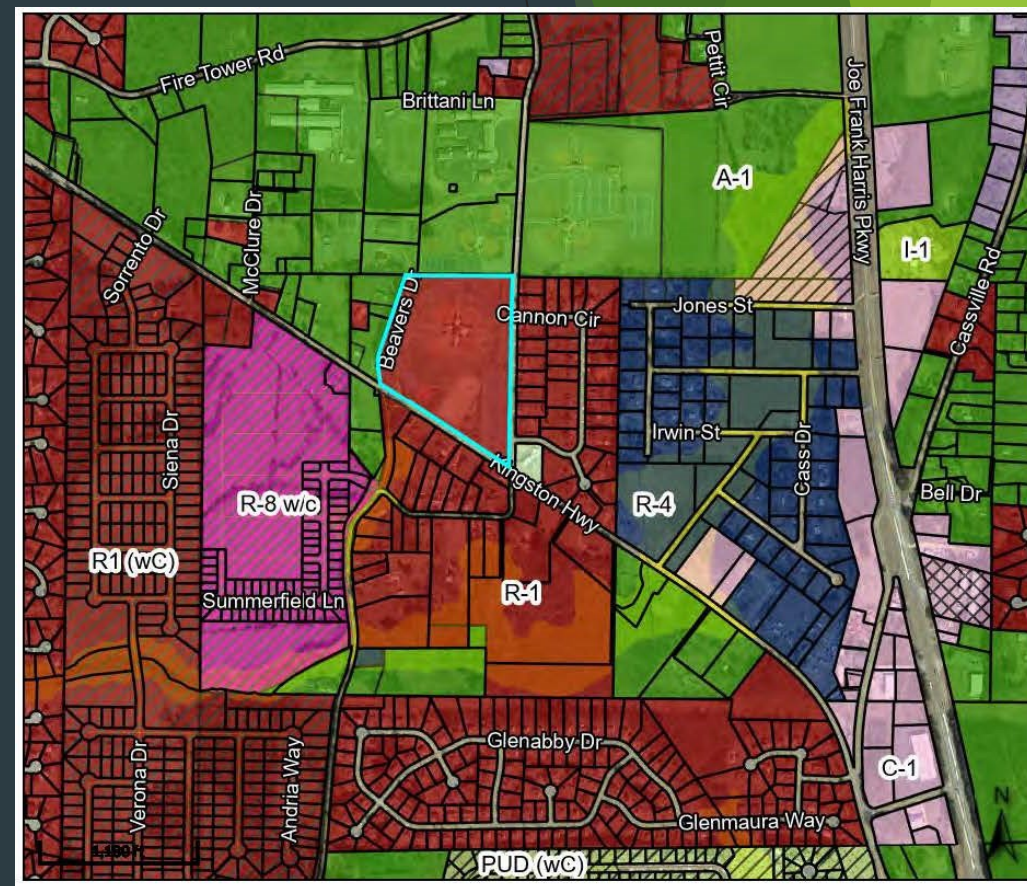
- **Comprehensive Plan** – State mandated, completed once every 10 years, updated after 5 years
- **Future Land Use Map** helps guide growth and is a factor in rezoning decision-making





# Zoning

- **Zoning map and Zoning ordinance**
  - Map updated regularly based on approved privately submitted rezoning applications
  - Zoning Ordinance updated at least once a year per input from citizens, developers, staff, and others
- **Bartow County Zoning roots**
  - Zoning has been effective in Bartow County since 1993
  - Zoning is delegated to local governments per 1983 Georgia constitution as part of Home Rule.
  - Local governments adopting zoning is a legislative act and valid per Georgia Supreme Court case *Grados v. Board of Commissioners of Richmond County*, 1986.
  - Local governments adopting zoning is legitimate per U.S. Supreme Court case *Village of Euclid v. Ambler Realty Co*, 1926.







# Zoning

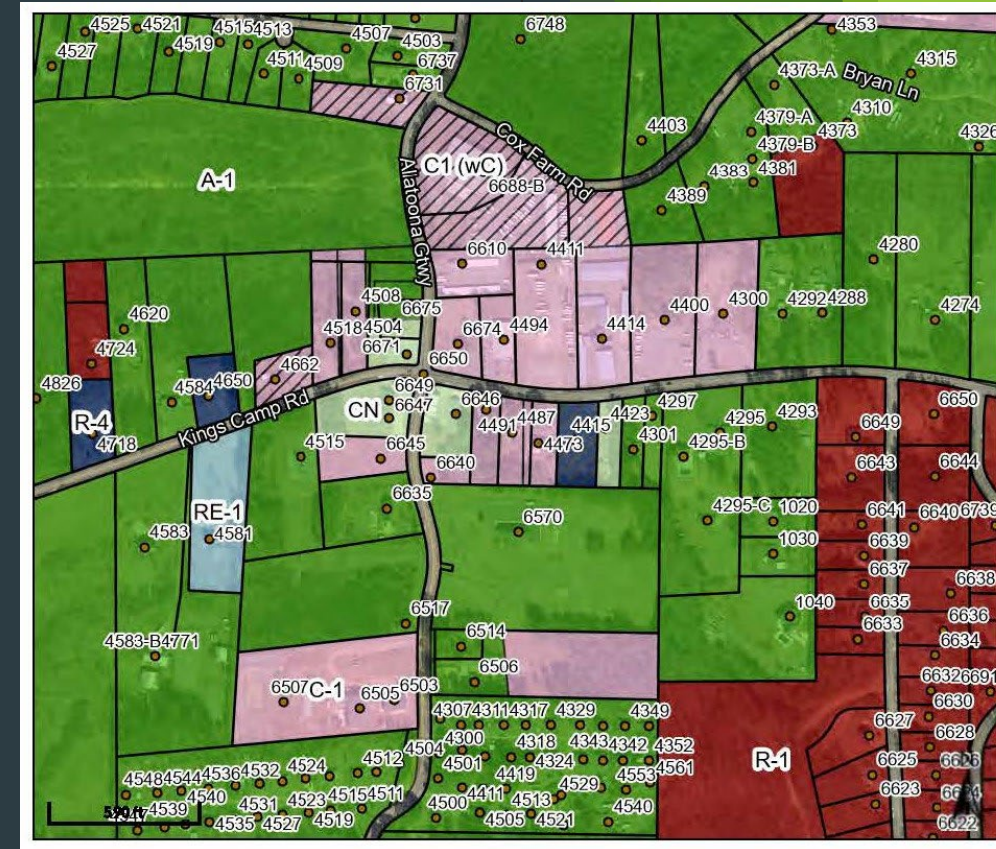
- **Zoning Districts and Uses**
  - A-1, R-1, R-3, PUD, C-1, I-1, others
  - Which uses are permitted or prohibited
- **How to find zoning on land in the county**
  - Visit the qPublic website for Bartow County  
<https://www.qpublic.net/ga/bartow/search.html>
  - Search by address or parcel number
  - Click View Map
  - Click Bartow County Zoning layer on left side of screen then zoom in/out to see label
  - Example: green color is A-1 zoning
- **Class is NOT zoning**
  - Class is tax assessor appraisal/assessment info





# Zoning Districts

- A-1, RE-1, RE-2 Large lot single-family residential
- R-1, R-4, R-8 Small lot single-family residential
- R-2, R-3, R-7 Multifamily zoning districts
- PUD Planned development district
- C-1, O/I, CN Commercial districts
- I-1, I-2, BPD Industrial districts
- M-1 Mining
- R-6 Manufactured home parks

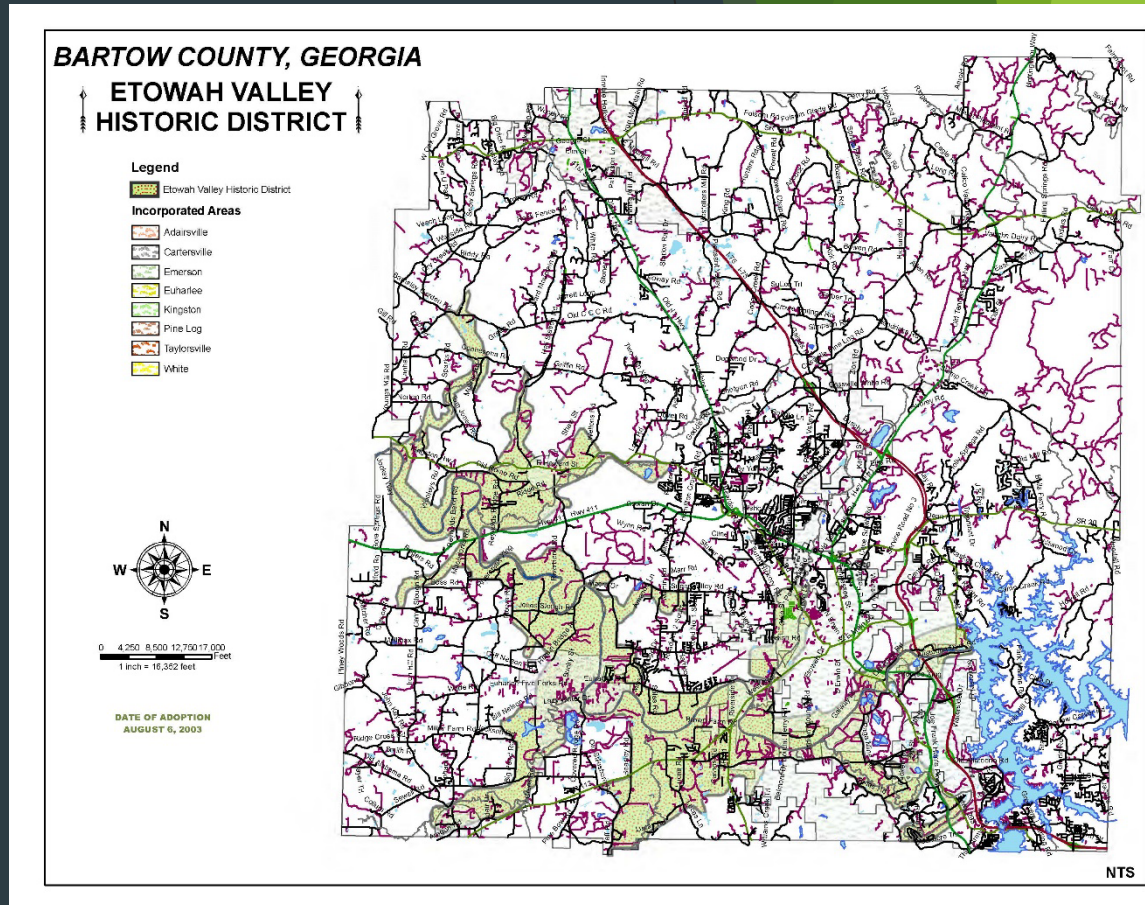






# Overlay Districts

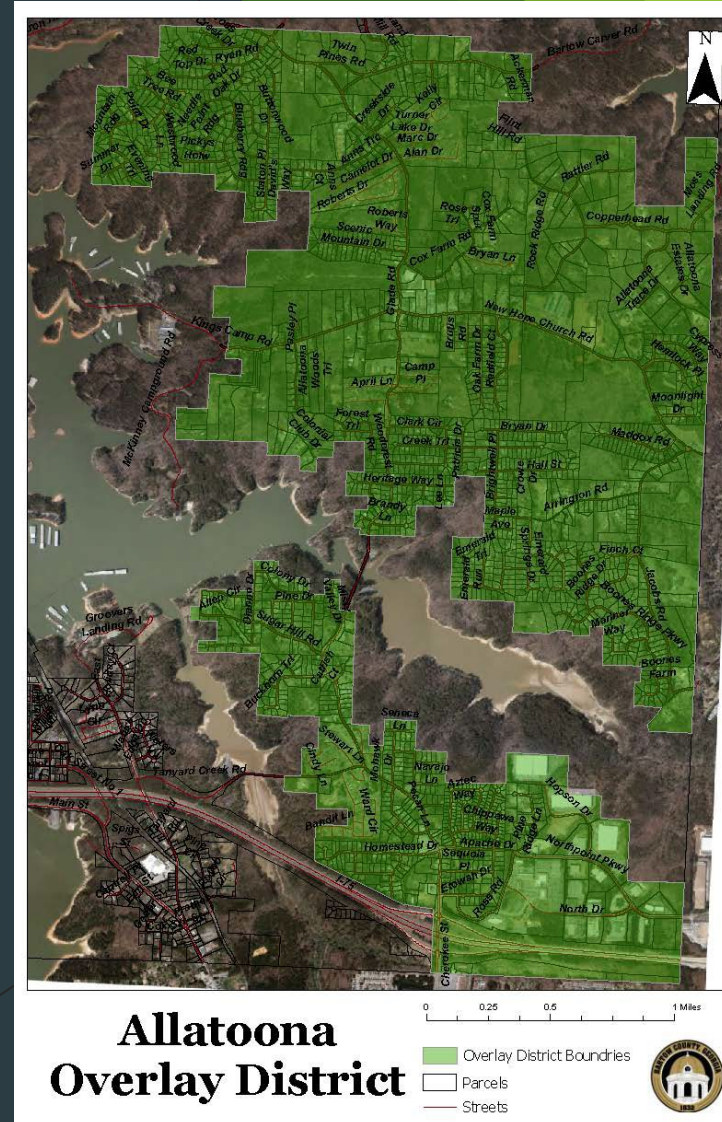
- **Why have an Overlay District?**
  - Require quality aesthetics for development
  - Stimulate/incentivize development
  - Environmental/historic districts - river corridors
- **Allatoona Overlay District**
  - Southeast Bartow County
- **Etowah Valley Historic District**
  - West and South Bartow County
- **PGDD**
  - Planned Greenspace and Development District
  - Northeast Bartow County





# Overlay Districts

- What do the Overlay Districts require?
- Allatoona Overlay District
  - Additional design standards are required.
- Etowah Valley Historic District
  - Archeological study is required for significant development.
- PGDD (Planned Greenspace and Development District)
  - Allows additional uses over and above the foundational zoning district for a property, but also requires additional planning efforts and additional review







# Single-family zoned lot (A-1, RE-1, RE-2, R-1, R-4, R-8) standards

- **House or Manufactured Home**
  - Minimum 1,200 sqft heated area
  - Minimum 5:12 roof pitch
  - \* Allatoona Overlay District has exterior finish standards
- **Manufactured home**
  - Allowed on A-1 zoned lot 2 acres or greater
  - Allowed on R-4 zoned lot
  - Allowed on A-1 zoned small lot in majority MH neighborhood
- **Not a residence** – cannot be used as everyday residence
  - RV campers, tents, boats
  - Storage buildings, shipping containers
  - Tiny homes





# Accessory Buildings

- **Buildings 400 sqft and larger require permit**
- **If lot is less than two (2) acres:**
  - Residence on lot first; bldg. to the side or rear of house
  - Max 50% of the size of the residence
  - Must be at least 10 ft from all property lines
  - Need existing system septic letter from State EVHS/DPH confirming no conflict
- **Greater flexibility for lots 2 acres and larger**
- **Accessory dwelling units (guest house)**
  - Residence must be on lot first
  - Must be to the side or rear of the residence
  - Must be at least 10 ft from all property lines
  - Needs its own septic system and public safety address
  - Must be small site-built house max 50% size of main house up to max 1,000 sqft heated area

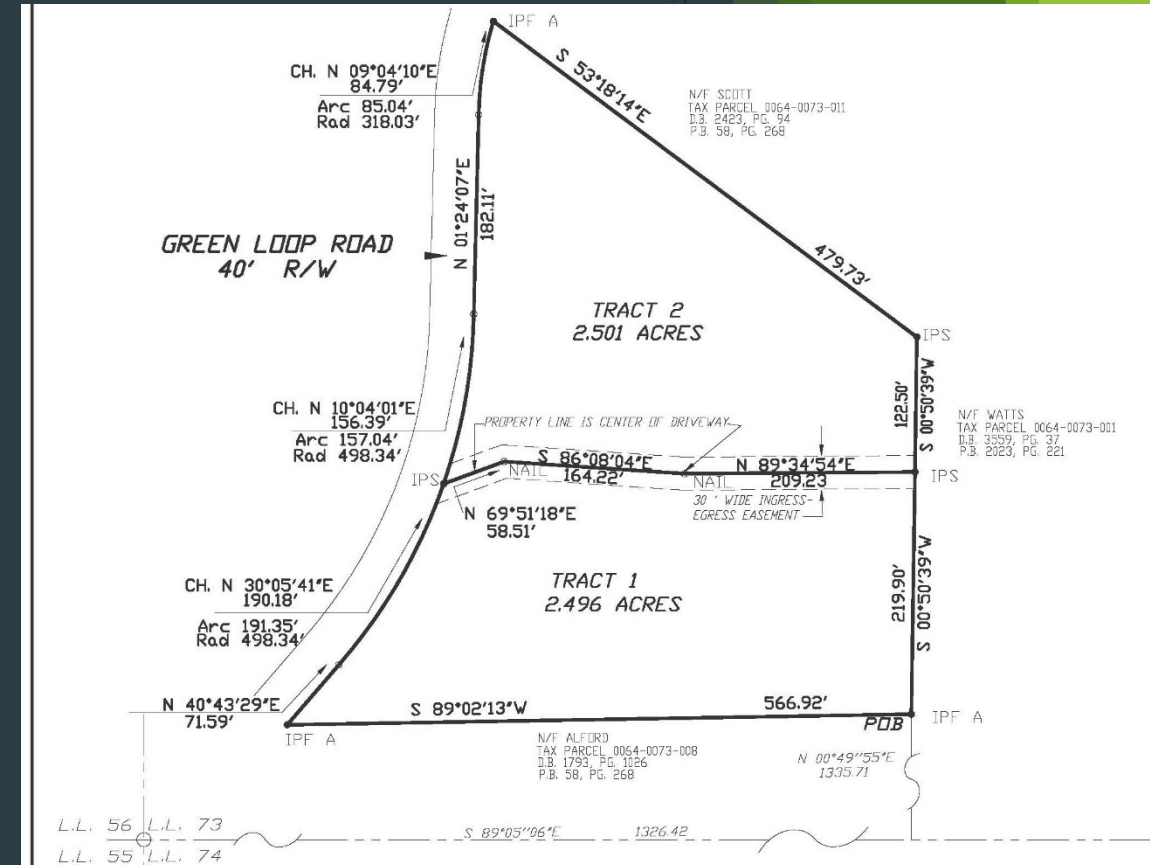






# Subdividing Land

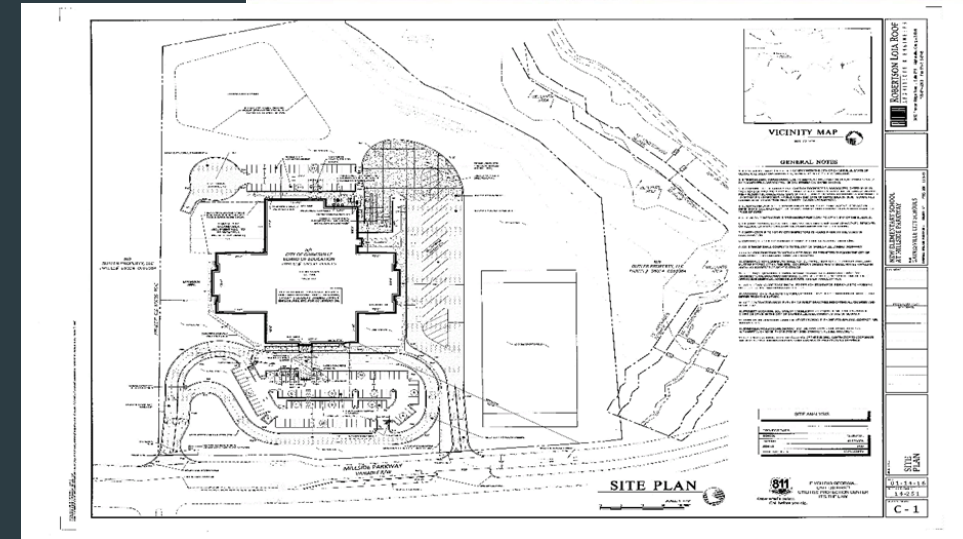
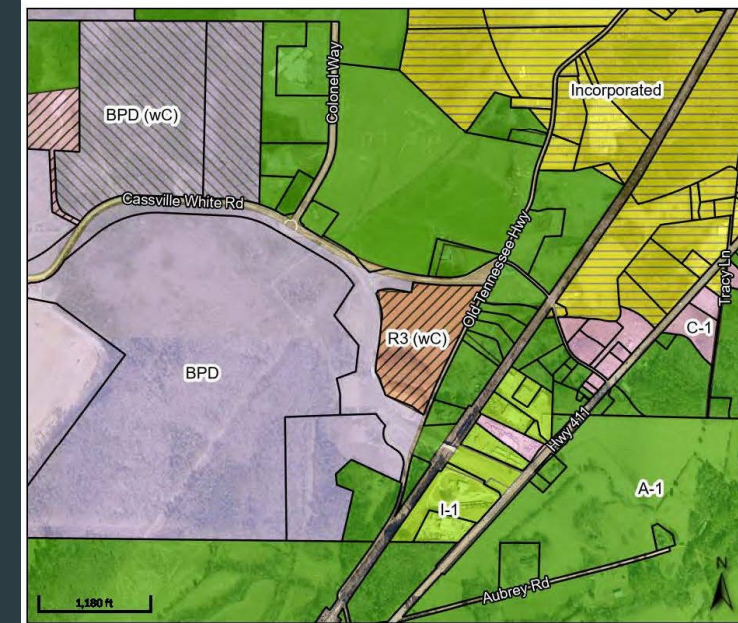
- A-1
  - Each lot min 2 acres, min 150 ft public road frontage
- R-1 and R-4 when on septic
  - Each lot min 0.6 acre, min 150 ft road frontage
- Lot reconfiguration
  - Zoning staff review
- Lot split
  - Zoning staff review
- Subdividing land with multiple reviewers
  - Subdividing from 1 to 3 or more lots
  - Additional lot split of parent parcel or sub-parcel after December 2012





# Rezoningings and Conditional uses

- **Rezoning**
  - Proposed change from one district (A-1) to another (C-1)
- **Conditional use**
  - Proposed use not normally allowed
  - Examples: Event facility in A-1; Storage facility in C-1
- **Planning Commission**
  - Makes a recommendation
  - Public meeting/hearing – anyone can speak
- **Commissioner's meeting**
  - Decision made at this meeting
  - Public meeting/hearing – anyone can speak







# Variances

- **Site-specific significant proposed increase or decrease from regulations**
  - Example: building setback reduction from 25 ft to 15 ft
  - NOT for density or use or to remove a requirement
- **Board of Zoning Appeals (BZA) makes decision**
  - BZA holds public meetings/hearings – anyone can speak
- **Common Variances**
  - Accessory building setbacks, size
  - Accessory dwelling unit size
  - House setbacks
- **Administrative Adjustment**
  - Minor increase or decrease to a standard by 20% or less – staff decision
  - Example: building setback reduction from 20 ft to 17 ft





# Developments

- **Staff confirms zoning / allowed use**
- **Plan Review Process**
  - Review and approval by multiple reviewers before approval
  - Confirm requirements with each department
- **Land Disturbance Permit**
  - Civil plans - plat review may be needed
  - Driveway permit (GDOT or local), get assigned address
- **Building Permit and Sign Permit**
  - Building plans; sign specs
- **Inspections, Certificate of Occupancy or Completion CoC**
- **County business license OTC if applicable**







# Contacts and Miscellaneous

- Addressing 770-387-5014
- Engineering 770-387-5067
- EVHS/DPH septic/health 770-387-2614 or 770-382-1920
- Fire 770-387-5151
- Licenses and Permits 770-387-5067
- Water 770-387-5170
- Zoning 770-607-6312
- MISCELLANEOUS
  - Fences do NOT require a county permit but cannot conflict with sight visibility or utilities.
  - Livestock animals questions? Contact Animal Control 770-387-5153.