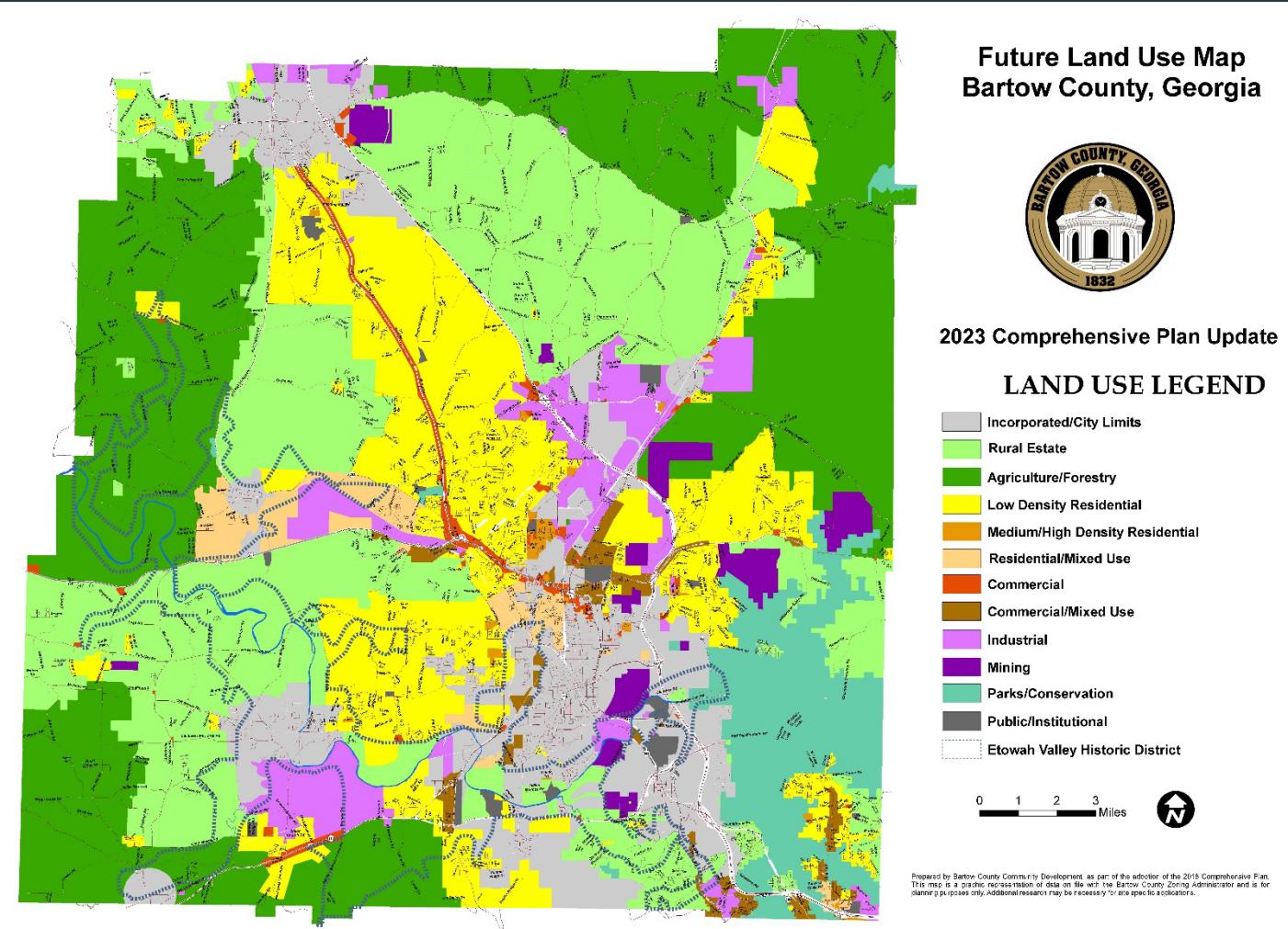




Bartow County

Zoning and Development Essentials





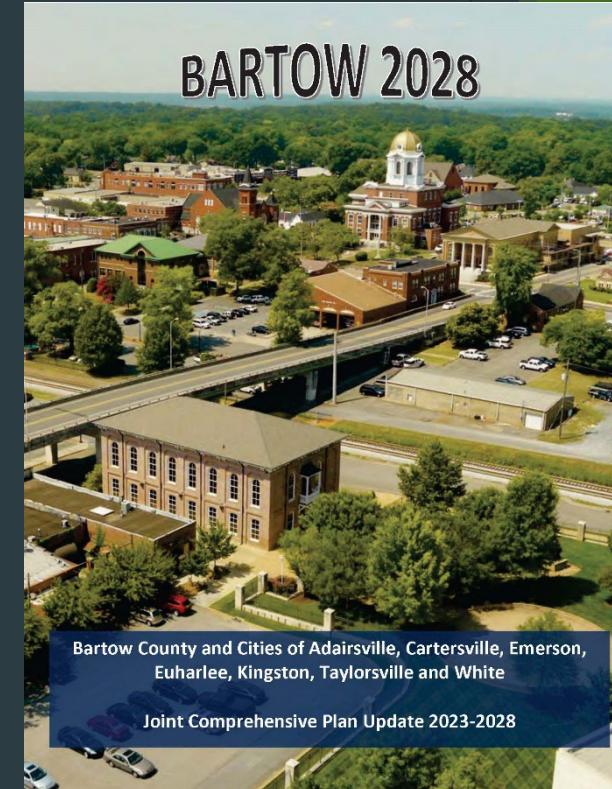
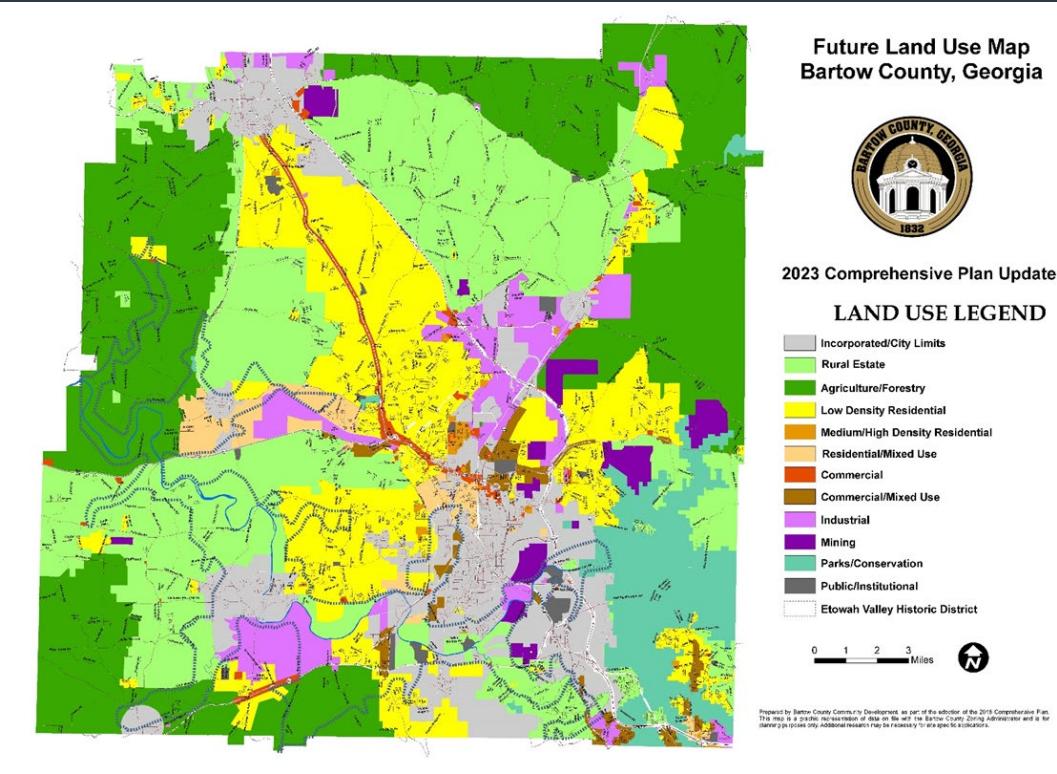
Bartow County

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
- Rezonings and Conditional uses
- Variances
- Developments
- Contacts and Miscellaneous



Comprehensive Plan and Future Land Use Map

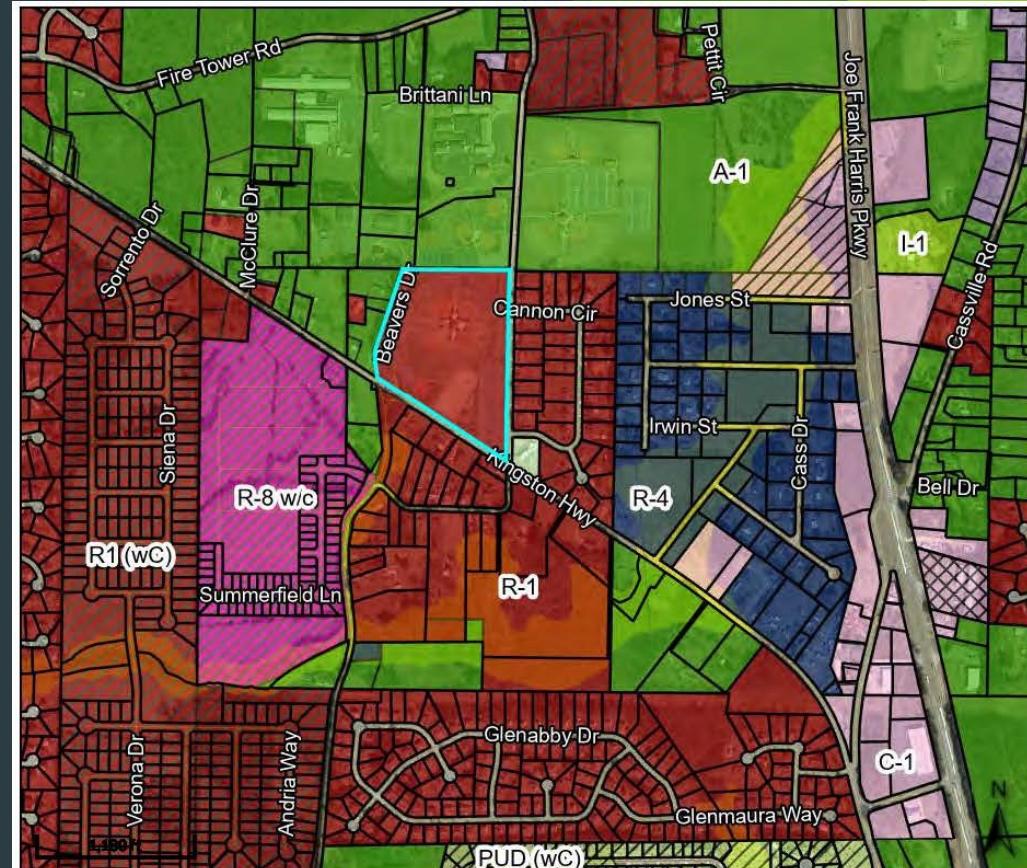


- **Comprehensive Plan** – State mandated, completed once every 10 years, updated after 5 years
- **Future Land Use Map** helps guide growth and is a factor in rezoning decision-making



Zoning

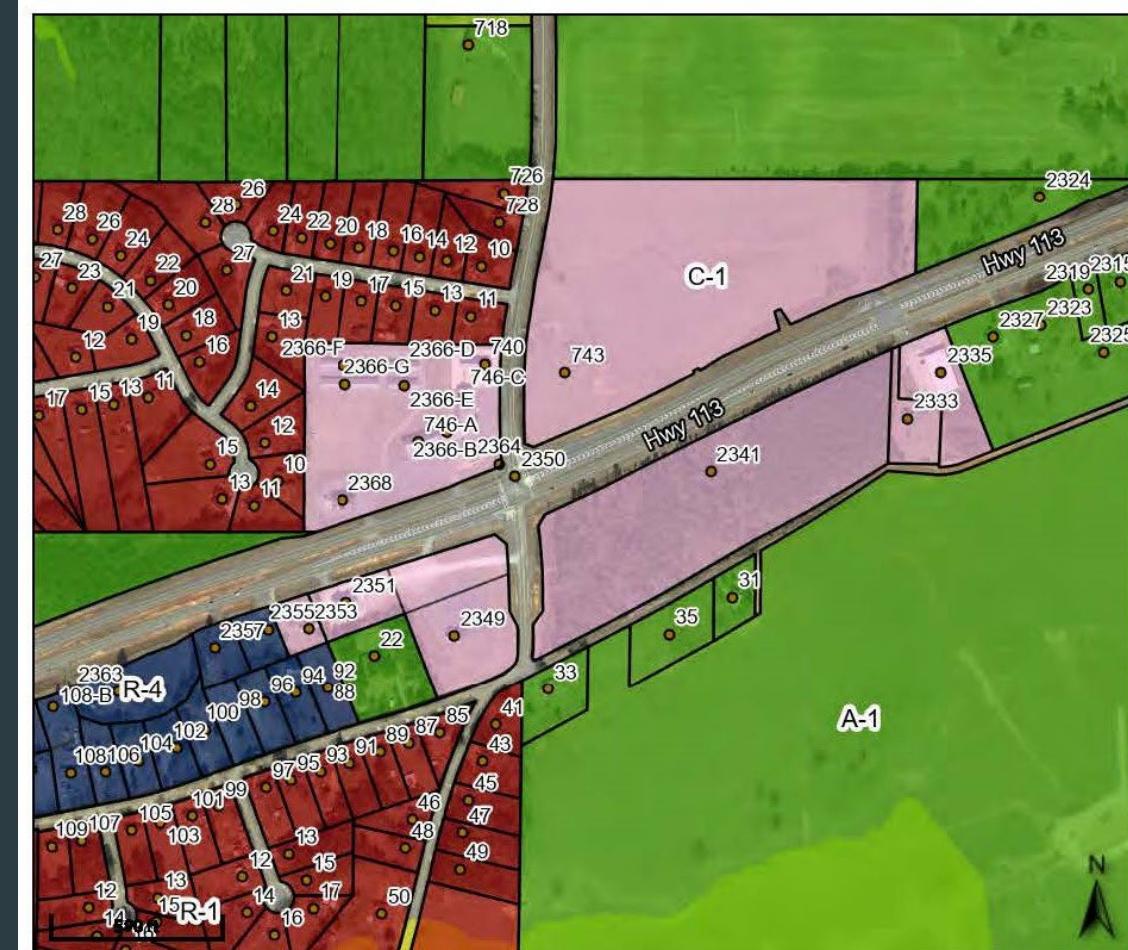
- **Zoning map and Zoning ordinance**
 - Map updated regularly based on approved privately submitted rezoning applications
 - Zoning Ordinance updated at least once a year per input from citizens, developers, staff, and others
- **Bartow County Zoning roots**
 - Zoning has been effective in Bartow County 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 *Gradous 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

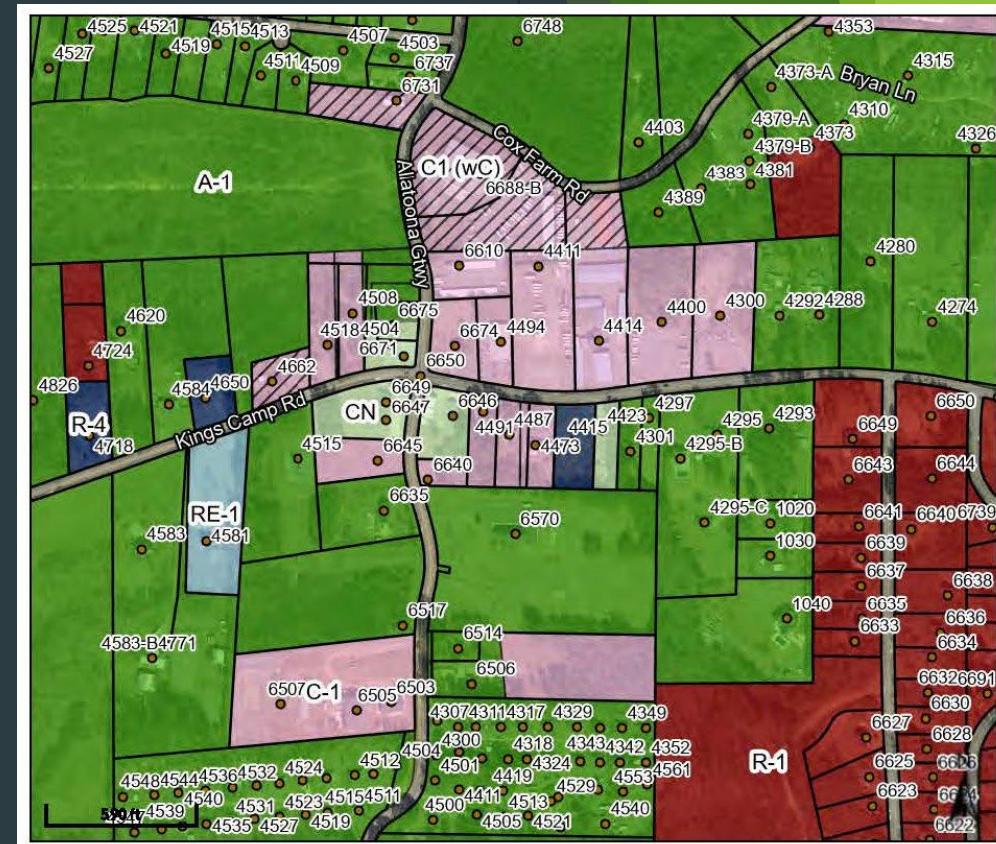
- **Zoning Districts and Uses**
 - A-1, R-1, R-3, PUD, C-1, I-1, others
 - Which uses are permitted or prohibited
- **How to find zoning on land in the county**
 - Visit the qPublic website for Bartow County
<https://www.qpublic.net/ga/bartow/search.html>
 - Search by address or parcel number
 - Click 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

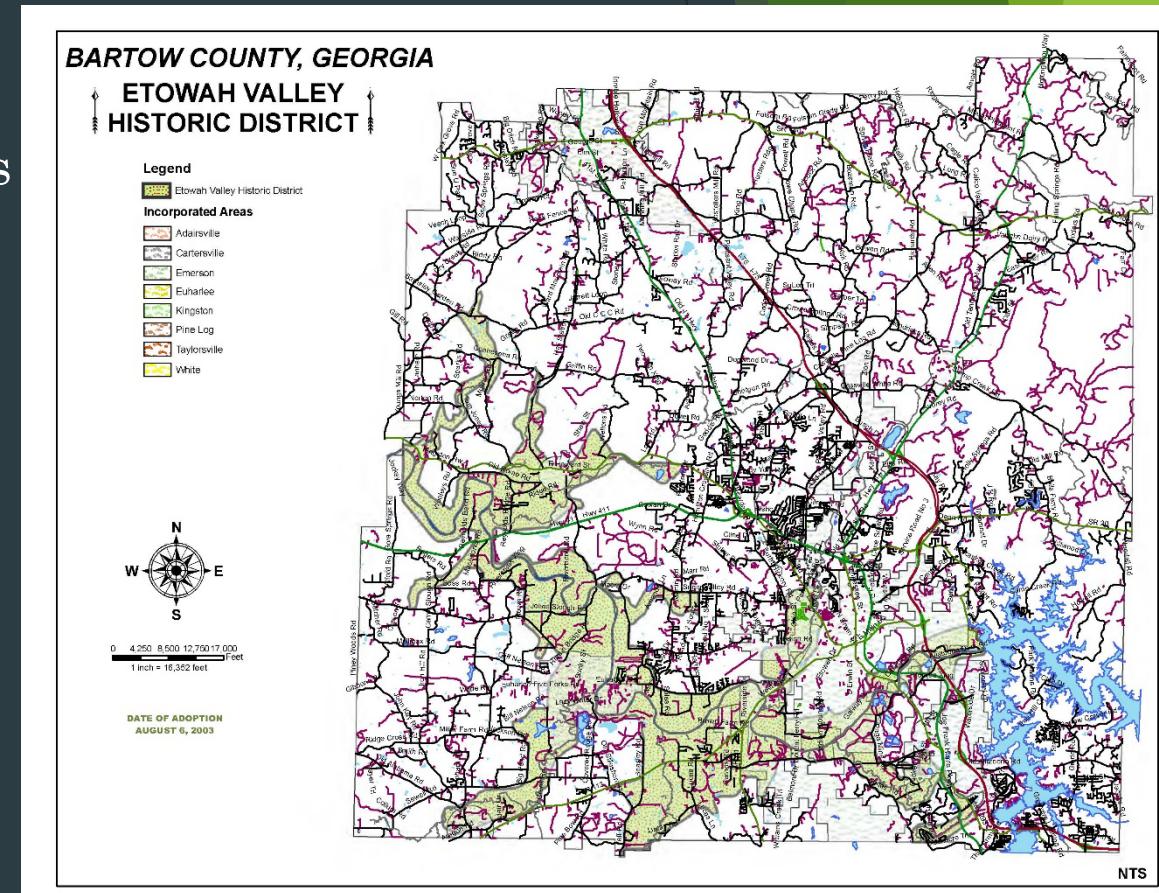
- **A-1, RE-1, RE-2** Large lot single-family residential
- **R-1, R-4, R-8** Small lot single-family residential
- **R-2, R-3, R-7** Multifamily zoning districts
- **PUD** Planned development district
- **C-1, O/I, CN** Commercial districts
- **I-1, I-2, BPD** Industrial districts
- **M-1** Mining
-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





Overlay Districts

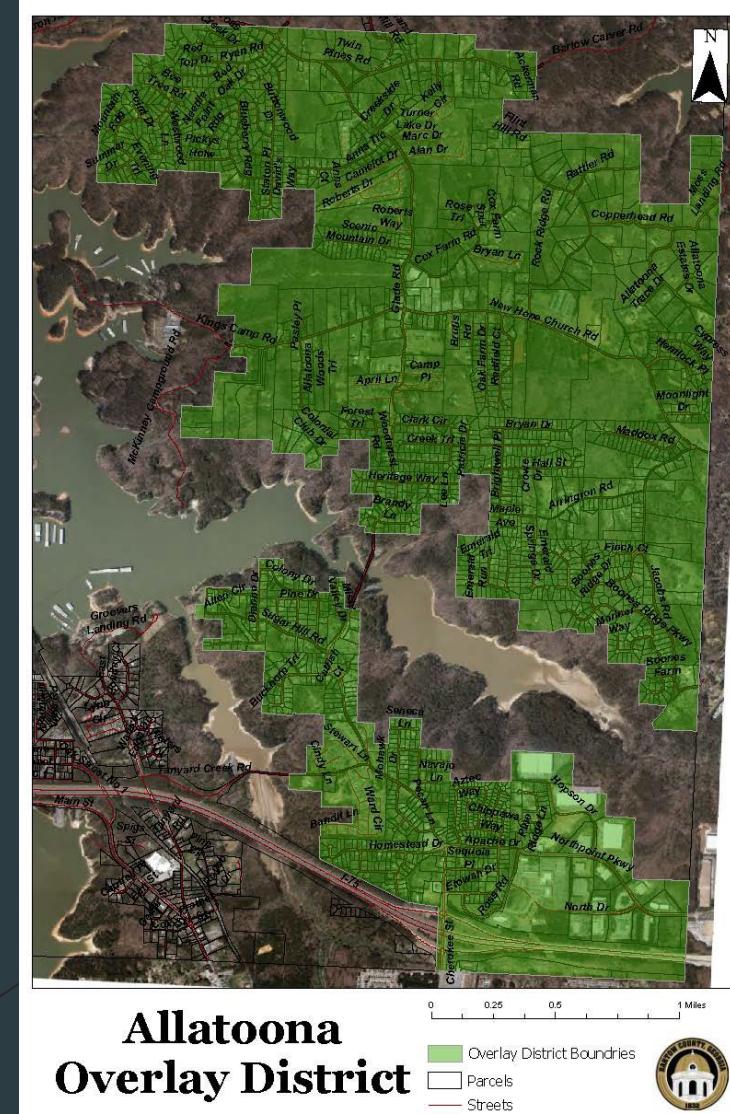
- Why have an Overlay District?
 - Require quality aesthetics for development
 - Stimulate/incentivize development
 - Environmental/historic districts - river corridors
- Allatoona Overlay District
 - Southeast Bartow County
- Etowah Valley Historic District
 - West and South Bartow County
- PGDD
 -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

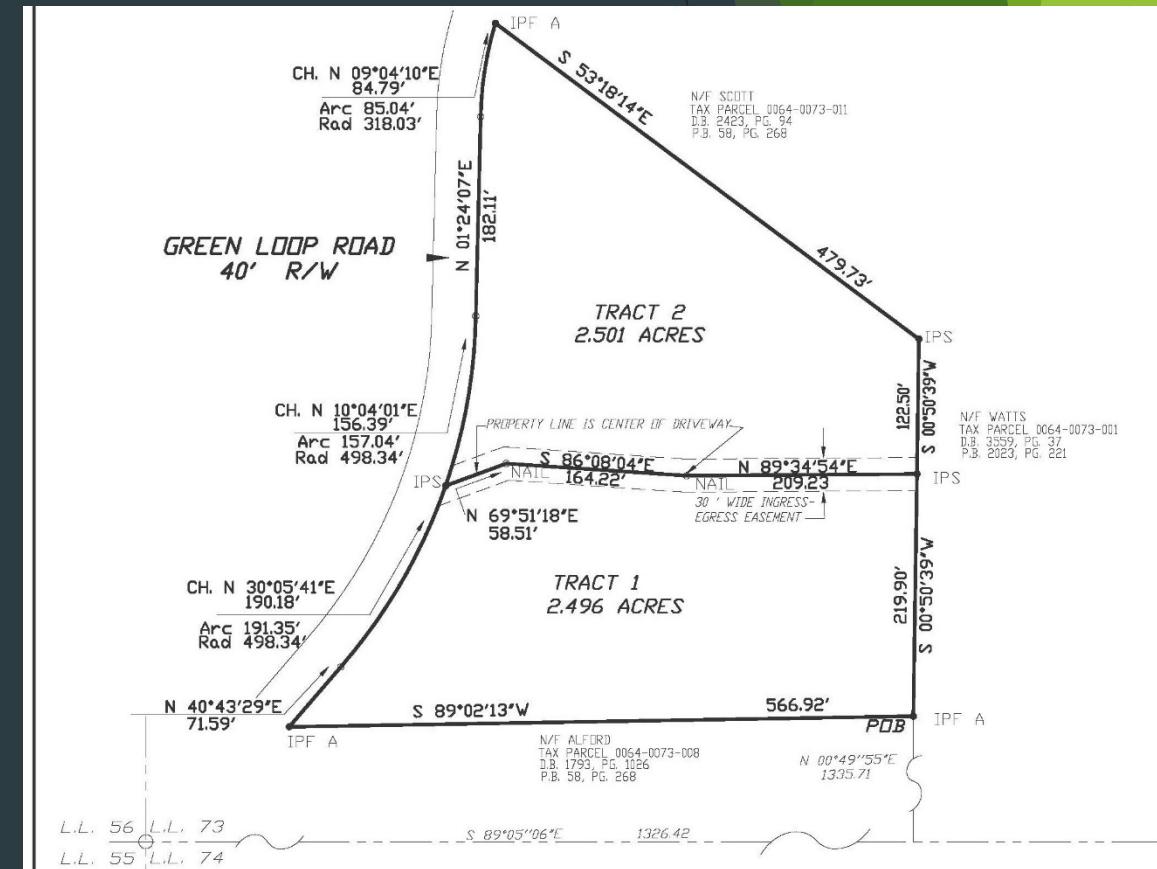
- **Buildings 400 sqft and larger require permit**
- **If lot is less than two (2) acres:**
 - Residence on lot first; bldg. to the side or rear of house
 - Max 50% of the size of the residence
 - Must be at least 10 ft from all property lines
 - Need existing system septic letter from State EVHS/DPH 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

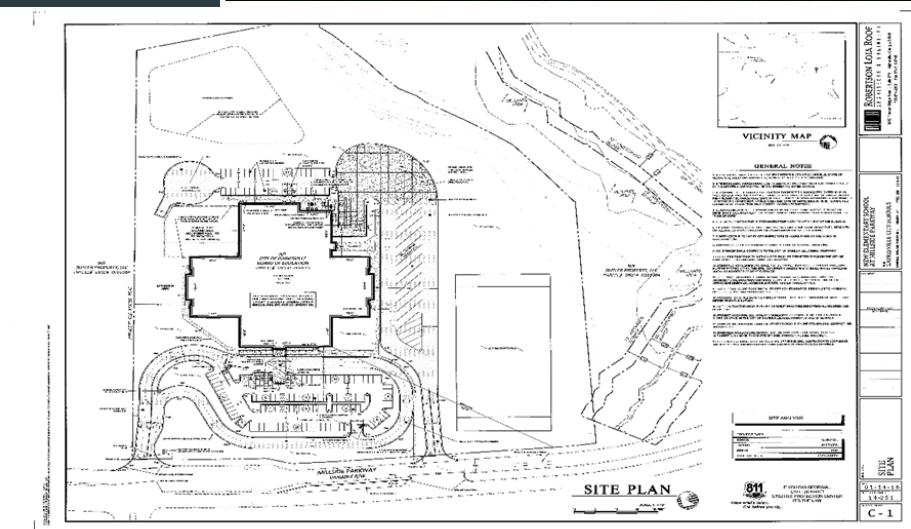
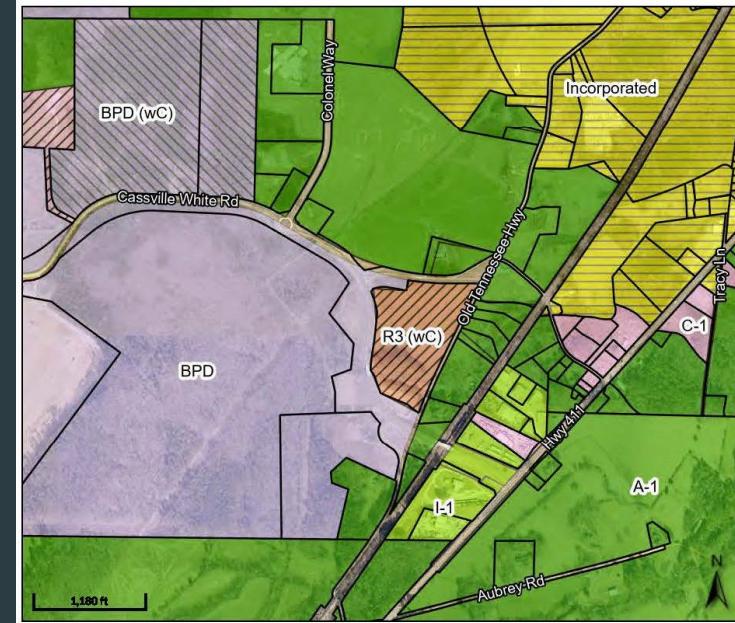
- **A-1**
 - Each lot min 2 acres, min 150 ft public road frontage
- **R-1 and R-4** when on septic
 - Each lot min 0.6 acre, min 150 ft road frontage
- **Lot reconfiguration**
 - Zoning staff review
- **Lot split**
 - Zoning staff review
- **Subdividing land with multiple reviewers**
 - Subdividing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





Rezonings 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.