



## Community Development Department

### Zoning Division

135 West Cherokee Avenue, Suite 124 Cartersville, GA 30120

Phone: 770-387-5067 Fax: 770-387-5644

## Accessory Buildings Fact Sheet

### Residential use lots less than 2 acres (A-1, RE-1, RE-2, R-1, R-2, R-3, R-4, R-7, R-8, PUD)

- No accessory building without primary residence first. Common accessory buildings are detached garages, storage buildings, non-business shop buildings, etc.
- Accessory buildings can be no greater than half the size of the main structure. Example: residence 2,000 sqft - accessory building max 1,000 sqft. Height based on zoning district.
- If the accessory building has living space (garage apartment, guest house, pool house) the living space is limited to half the size of the main house, or 1,000 square feet, whichever is less, and shall not exceed the height of the main house. No more than one per lot.
- Accessory buildings must be in the side or rear yard area and cannot be in front of the main house or closer to the street than the house. Setback is 10 feet from property lines.
- Building permit is required for any structure 200 sqft or greater and/or if services (electrical, plumbing, etc) are needed.
- No more than three (3) detached accessory structures on the lot.

### Residential use lots 2 acres or greater (RE-1, RE-2, R-1, R-2, R-3, R-4, R-7, R-8, PUD)

- Similar standards to residential lots above except:
  - No max size for accessory buildings that do not have living space.
  - No max number of accessory buildings that do not have living space.

### Agricultural lots greater 2 acres or greater (A-1)

- No primary structure is required if the accessory building is on a standard A-1 lot 2 acres or greater. If no primary structure, accessory building cannot have living space – it would then become a primary residence and would need to have 1,200 sqft heated living space.
- No max size for accessory structures, applicable setbacks still apply. If property is less than 5 acres, non-agricultural structures need to be in the side or rear yard areas.
- On lots 5 acres or larger, accessory structures (garages, pools, storage buildings, etc.) can be in front of the home but must be at least 100 feet from the front property line.
- Living space limits still apply. Example: 10 acre lot with 2,000 sqft house could have a guest house for family/friends but max size 1,000 sqft living area.
- Livestock enclosures (horse barn, chicken house, etc.) must be 100 ft from the property line and 200 ft from nearest residence (500 ft if more than 8 livestock or 20 chickens).
- Building permit is required for any non-agricultural use structure 200 sqft or greater and/or if services (electrical, plumbing, etc) are needed.

### **Commercial Lots (C-1, commercial portion of PUD)**

- No maximum size for accessory structures but they must be in the side or rear yard areas and be at least 10 ft from property lines. Height based on zoning district.
- Building permit is required for any structure 200 sqft or greater and/or if services (electrical, plumbing, etc) are needed. The front and sides of C-1 structures 150 sqft or greater cannot have exterior metal – must be finished with brick, stone, or stucco.
- Building plans may first need to be submitted for review depending on size and use.

### **Industrial Lots (I-1, I-2, BPD)**

- No maximum size for accessory structures and they may be in front, side, or rear yard areas as long as zoning district setbacks are met. Height based on zoning district.
- Building permit is required for any structure 200 sqft or greater and/or if services (electrical, plumbing, etc) are needed.
- Building plans may first need to be submitted for review depending on size and use.