



Community Development Department

Zoning Division

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Subdividing Land Fact Sheet

The following info is a preliminary guide for assistance regarding the subdividing of lots. At no point shall these facts supersede zoning and development regulations that are codified and available online at municode.com and bartowga.org. We advise you to review those regulations. Staff is also available to assist you with clarification.

Lot split from one lot to two lots

- New lot and remaining lot must meet acreage requirements based on the zoning:
 - 3 acres in RE-1 and RE-2 (rural estate) districts
 - 2 acres in A-1 (agriculture) district (variance needed to further subdivide A-1 subdivision lot)
 - 1 acre in I-1 (industrial), BPD (business park district), I-2 (heavy industrial) districts
 - 26,000 sqft on septic or 15,000 sqft on sewer in R-1 (residential) and C-1 (commercial) districts
 - Other districts are less common – contact staff with questions.
- 200 ft road frontage on existing county roads, 100 feet if on new internal subdivision street.
OR
No more than two (2) homes/lots can share a private driveway. See Bartow County Code, Appendix A, Zoning section 5.6.7 for details. Further lots without public road frontage will not be allowed without a variance.
- One primary/principle residence per lot.
- 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. New lot and remaining lot must both have 100 ft of road frontage and not violate county's easement/driveway ordinance. Only a site/stick built home (no MHs) can be built on the new 1 acre lot based on code.

Subdividing land into 3 or more lots (Subdivision)

- Subdividing land from 1 to 3 or more lots is considered a "Subdivision" and falls under the Bartow County Code Appendix B, Development Regulations. Zoning requirements (Appendix A) also apply. Submit for review five (5) hard copies, filled-out engineering and fire marshal plan review applications, and pay fees in the community development office of the courthouse. Email a PDF of the final plat to the zoning administrator.
- Exemption: large lot A-1 district subdivisions, in which each new and remaining lot has at least 10 acres, may be exempt from the full final plat review process. This determination will be made by the county engineer. Email a PDF of the final plat to the zoning administrator for review.
- For significant subdivision developments, a preliminary plat must be prepared by a licensed surveyor to be submitted with civil plans and hydrology study. The county engineer, zoning administrator, and other department reps 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 (show on survey and submit a deed of dedication).
- For proposed lots less than 5 acres, the county engineer requires that the surveyor add a note on the survey stating that a stormwater plan must be completed at time of development.