



Community Development Department

Zoning Division

135 West Cherokee Avenue, Suite 124 Cartersville, GA 30120

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Subdividing Land Fact Sheet

NOTE: not comprehensive

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)
 - Family split in A-1 for 1 acre and 100 ft road frontage is an option if the property is 5 acres or more; conveyed to a family member; only R-1 uses (site-built/stick-built homes) are allowed.
 - 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)
 - 26,000 sqft for C-1 (commercial) and other commercial (O/I, C-N)
 - 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 30 ft wide access easement private drive – example would be one road frontage lot and one back lot behind it. See Bartow County Code, Appendix A, Zoning section 5.6.7.
- One primary/principle residence per lot.
- County staff must approve plat or survey prepared by licensed surveyor before recording.

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 filled-out engineering and fire marshal plan review applications available on county website, pay fees to community development staff 770-387-5067, and email a PDF of the final plat to plans@bartowcountyga.gov
- Additional split before one year: if, after a lot has been split, either the parent parcel or sub-parcel is proposed to be further split within one year, this division must follow the final plat subdivision review process. Example: parent parcel splits from 10 acre tract into two 5 acre lots. If, within the same year, someone proposes to split one of the 5 acre tracts, a final plat review would be required.
- For significant subdivision developments, the county engineer may require a preliminary plat to 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 may require that the surveyor add a note on the survey stating that a stormwater plan must be completed at time of development.