



Community Development Department

Zoning Division

135 West Cherokee Avenue, Suite 124 Cartersville, GA 30120

Phone: 770-607-6312 Fax: 770-387-5644

Zoning Districts Fact Sheet

- **Class of a property on qPublic is for tax assessors purposes and is NOT zoning.**
- **Check whether or not a property is in the Etowah Valley Historic District or Allatoona Overlay District**

A-1 (agriculture)

- Min. lot size two (2) acres
- Min. road frontage 200 ft on existing road, 100 ft in new devt, 50 ft on cul-de-sac
- Setbacks 40 ft front yard, 10 ft side yard, 25 ft rear yard; max height 50 ft
- If State DRI review required, traffic study required before zoning case
- Typical permitted uses (not comprehensive): single-family conventional stick-built house; agricultural uses

RE-1 and RE-2 (rural estate)

- Min. lot size three (3) acres
- Min. road frontage 200 ft on existing road, 100 ft in new devt, 50 ft on cul-de-sac
- Setbacks 40 ft front yard, 10 ft side yard, 25 ft rear yard; max height 50 ft
- Typical permitted uses (not comprehensive): conventional stick-built single-family dwellings in RE-1; conventional or manufactured single-family dwellings in RE-2

R-1 (single-family residential)

- Min. lot size 26,000 sqft on septic, 15,000 sqft on sewer
- Min. road frontage 200 ft on existing road, 100 ft in new devt, 25 ft on cul-de-sac
- Setbacks 25 ft front and rear yards, 10 ft side yard; max height 50 ft
- Architectural exterior requirements for new developments / subdivisions
- If State DRI review required, traffic study required before zoning case
- Typical permitted uses (not comprehensive): single-family conventional stick-built house

R-2 (duplex, triplex, or quadplex residential)

- Min. lot size: Sewer – 8,000 sqft duplex; 12,000 sqft triplex; 16,000 sqft quadplex. Septic - 26,000 sqft.
- Min. road frontage 200 ft on existing road; 65 ft duplex; 90 ft triplex or quadplex; reduce by half cul de sac
- Setbacks 25 ft front and rear yards, 10 ft side yard, max height 50 ft
- Buffers: 15 ft touching/adjoining single-family residential use property
- Architectural exterior requirements for new developments of 25 units or greater
- Existing vacant lot can have a single-family conventional stick/site built house (no manufactured homes)
- If State DRI review required, traffic study required before zoning case
- Typical permitted uses (not comprehensive): duplexes, triplexes, quadplexes

R-3 (multi-family housing)

- Min. lot size (entire development) three acres with sewer, septic not permitted.
- Maximum density 16 dwelling units per acre.
- Min. road frontage 100 ft
- Setbacks 25 ft front and rear yards, 10 ft side yard; 20 ft between buildings; 25 ft external property lines setback; max height 60 ft
- Buffers 25 ft when adjacent to single-family residential use
- Architectural exterior requirements for new developments of 25 units or greater
- If State DRI review required, traffic study required before zoning case
- Typical permitted uses (not comprehensive): apartments; condos; townhouses; condo-style townhomes

R-4 (single-family conventional or manufactured residential)

- Min. lot size 26,000 sqft on septic, 15,000 sqft on sewer
- Min. road frontage 200 ft on existing road, 100 ft in new devt, 25 ft on cul-de-sac
- Setbacks 25 ft front and rear yards, 10 ft side yard; max height 50 ft
- Typical permitted uses (not comprehensive): single-family conventional or manufactured dwellings

R-6 (manufactured home parks)

- Min. park size 10 acres; min. lot size in parks 4,000 sqft; min. park width 400 ft; min. lot width 50 ft
- Must be on public sewer
- Min. density of park eight (8) units per acre
- No individual manufactured home may be closer than 40 ft from any road right-of-way
- Setbacks individual lots 40 ft front yard, 25 ft rear yard, 10 ft side yard; max height 50 ft
- Buffers apply – see district code in municode.com
- Manufactured home parks are the only uses permitted in R-6 and are only authorized in this district

R-7 (high-density multi-family residential)

- Min. lot size of development three acres, must be on sewer.
- Max density 40 dwelling units per acre.
- Min. road frontage 200 ft on existing road, 100 ft in new devt, 25 ft on cul-de-sac
- Setbacks 25 ft front and rear yard, 10 ft side yard, 20 ft min. distance between buildings; 25 exterior property lines setback; max height 60 ft
- Buffers: 25 ft adjacent to single-family residential use
- Architectural exterior requirements for developments of 25 units or greater
- If State DRI review required, traffic study required before zoning case
- Application for rezoning requires submittal of concept site plan noting proposed density, landscaping, parking, greenspace, sample façade renderings, etc. Typical permitted use is apartments.

R-8 (high-density single-family residential)

- Min. development size three acres; min. lot size 7,000 sqft, must be on sewer
- Min. road frontage 50 ft, 35 ft on cul-de-sac
- Setbacks 20 ft front and rear yard, 10 ft side yard, max height 50 ft
- Buffers: 15 ft wide adjacent to single-family residential use
- Architectural exterior requirements for developments / subdivisions
- If State DRI review required, traffic study required before zoning case
- Application for rezoning requires submittal of concept site plan noting proposed greenspace, amenities, number of lots, sample façade renderings, etc. Permitted use is single-family conventional dwellings.

PUD (planned unit development)

- Min. devt size 20 acres, min. individual lot size 7,000 sqft, must be on sewer
- Min. road frontage 50 ft, 25 ft on cul-de-sac
- Setbacks 25 ft front and rear yard, 10 ft side yard, 25 ft external setback from PUD boundaries, max height 50 ft
- Buffers based on zoning district that corresponds to proposed use and density – determined at time of rezoning
- Architectural exterior requirements apply for the applicable uses
- Application for rezoning requires submittal of concept site plan noting proposed greenspace, amenities, number of lots, parking, sample façade renderings, proposed uses, etc.
- If State DRI review required, traffic study required before zoning case
- If there are proposed significant changes to an existing PUD, including but not limited to change in one or more uses or a change in the number of units by 25% or more, zoning application to amend the conditions is required.

O/I (office institutional)

- Min. lot size 26,000 sqft
- Min. road frontage 100 ft
- Setbacks 40 ft front yard, 20 ft rear yard, 20 ft side yard, max height 50 ft
- Buffers: 25 ft adjacent to s-f residential if 10,000 sqft bldg. or less; 50 ft adjacent to s-f resid. if over 10,000 sqft

- Typical permitted uses (not comprehensive): offices, churches

C-N (neighborhood commercial)

- Min. lot size 26,000 sqft
- Min. road frontage 100 ft
- Setbacks 40 ft front yard, 20 ft rear yard, 20 ft side yard, max height 50 ft
- Buffers: 25 ft adjacent to single-family residential district or use
- Typical permitted uses (not comprehensive): retail centers max 20,000 sqft; stores; banks; churches, day care centers, restaurants.

C-1 (general business)

- Min. lot size 26,000 sqft
- Min. road frontage 100 ft
- Setbacks 40 ft front yard, 20 ft rear yard, 20 ft side yard, max height 75 ft
- Buffers: 50 ft adjacent to single-family residential district or use
- If State DRI review required, must submit traffic study before zoning case
- Typical permitted uses (not comprehensive): retail, services, restaurants, office, hotels, kennels, animal hospitals, churches, day care centers, machine shop, wholesale establishments and office/warehouses max 30 acres; auto related uses including sales and service; microbreweries and brewpubs.

I-1 (general industrial)

- Min. lot size one acre
- Min. road frontage 100 ft
- Setbacks 40 ft front yard, 20 ft rear yard, 20 ft side yard, max height 75 ft
- Buffers: 200 ft adjacent to residential or C-N or O/I, 50 ft adjacent to C-1
- If State DRI required, traffic study must be submitted before zoning case
- Typical permitted uses (not comprehensive): general industry, assembly, feed processing, welding, metal forging, wholesale, warehousing, mini-warehouses, storage yards, churches, auto repair.

I-2 (heavy industrial)

- Min. lot size one acre
- Min. road frontage 100 ft
- Setbacks 40 ft front yard, 20 ft rear yard, 20 ft side yard, max height 75 ft
- Buffers: 500 ft adjacent to residential or C-N or O/I; 100 ft adjacent to C-1; 50 ft adjacent to I-1.
- If State DRI required, traffic study must be submitted before zoning case
- Typical permitted uses (not comprehensive): any use permitted in I-1; heavy industry, asphalt plant, chemical plant, scrap tire processing plants, commercial mulching operations, churches.

BPD (business park district)

- Min. lot size one acre; max 75% impervious surface lot coverage
- Min. road frontage 50 ft, 25 ft in cul-de-sac
- Setbacks 40 ft front yard, 20 ft rear yard, 15 ft side yard; max height 75 ft
- Buffers: 50 ft adjacent to agriculture, residential and commercial
- If State DRI required, traffic study must be submitted before zoning case
- Typical permitted uses (not comprehensive): business offices, call center, data center, distribution facility, training facility; light industrial including manufacturing, fabricating, and processing; warehouse; wholesale distribution.

M-1 (mining)

- Min. road frontage 200 ft
- Setbacks 150 ft front yard, 50 ft rear yard, 50 ft side yard
- Buffers: see county code on municode.com – depending on use may be 100 ft, 500 ft, or 1,000 ft
- Application: see county code on municode.com for site plan and other requirements for rezoning application.
- If State DRI required, traffic study must be submitted before zoning case
- Typical permitted uses (not comprehensive): mining and quarrying; concrete plant; inert waste landfills.