

Bartow County Zoning Ordinance – R-1 District Regulations

Sec. 7.4 R-1 RESIDENTIAL DISTRICT (Conventional or Industrialized Single-Family Housing)

- 7.4.1 Purpose. The R-1 residential district is established primarily to encourage the development of smaller lot single-family developments, for conventional or industrialized homes. The R-1 district is a residential district.
- 7.4.2 Area, Yard, Height and Buffer Requirements. The following requirements apply in the R-1 District:
- Minimum Lot Size: 15,000 square feet with sewer; if on septic, 26,000 square feet or greater as required by County Health Department. See Sec. 5.5.
Min. Lot Width at Street R/W (on existing road): 200 feet.
Min. Lot Width at Street R/W (in new development): 100 feet, 25 ft. on cul-de-sac.
Front Yard Setback (from right-of-way): 25 feet
Side Yard Setback (from property line): 10 feet
Rear Yard Setback (from property line): 25 feet
Maximum Building and Structure Height: 50 feet
Buffers: None.
Special Agricultural Setbacks: See Sec. 8.2.3 for setbacks required for homes built adjacent to existing agricultural structures.
- 7.4.3 Height Exceptions. The height limitation does not apply to structures such as unoccupied and inaccessible architectural features on non-residential buildings (e.g., church spires, belfries, cupolas and domes), monuments, government-owned observation towers, water towers, chimneys, flag poles, aerials, and similar structures. Specific height requirements apply to signs and structures containing signs; see Article XI.
- 7.4.4 Accessory Structures. Accessory buildings and structures shall maintain the same front and side yards as the main structure; however, they will not project beyond the established building line. Rear yard setbacks shall be a minimum of ten feet.
- 7.4.5 Non-Residential Uses and Accessory Uses. Non-residential uses and accessory uses shall be set back at least fifty (50) feet from all property lines, shall be screened by a twenty-five (25) foot vegetative buffer, and shall also have a six-foot wooden fence on the inner or outer boundary of the buffer where adjacent to residentially-used property. Off-street parking/loading for all non-residential uses shall be provided in accordance with Bartow County Development Regulations. Other provisions of the Development Regulations may be applicable, and the Engineering Department should be consulted. Non-residential uses must meet special building code requirements, and the Bartow County Building Inspections Department and the Bartow County Building Code Ordinance should be consulted.
- 7.4.6 Development in R-1. Development must be in accordance with the Bartow County Development Regulations. The Engineering Department should be consulted.

7.4.7 PERMITTED USES IN R-1 DISTRICT

Within the R-1 residential district, no building, structure, land, or water shall be used except with one or more of the following uses. A use not specifically named within a district is NOT permitted:

- (A) Conventional or industrialized single-family dwellings. Manufactured houses shall not be permitted.
- (B) Churches, synagogues and similar places of worship. Accessory uses for churches and places of worship, such as schools, day cares, hospices, and similar facilities, are permitted. See Sec. 7.4.5.
- (C) Municipal, county, state, federal and other public uses, including parks and playgrounds; public utility and service structures.
- (D) In-home nursery schools (day cares) and kindergartens with no more than 6 children at any one time; provided that they shall have at least thirty-five (35) square feet of indoor space provided for each child and at least 100 square feet of play area per child in the outdoor play area which shall be enclosed by a fence having a minimum height of six (6) feet.
- (E) Home occupations, see Sec. 6.4.
- (F) Group homes for persons with a disability, all not exceeding six (6) residents, excluding resident staff, licensed by and in compliance with the applicable regulations of the Georgia Department of Human Resources; provided that:
 - (i) there is no external signage or other evidence of the use of the dwelling as other than a residential dwelling unit;
 - (ii) the dwelling shall maintain its residential appearance;
 - (iii) there is adequate off-street parking for resident, staff and visitors' parking such that, except for planned special events, there are no vehicles parked on the street or road right-of-way; and
 - (iv) visitation hours are restricted so as to not create undue traffic congestion.

7.4.8 CONDITIONAL USES IN R-1 DISTRICT

The following are permitted only with the grant of a conditional use permit under the requirements of Article XVI. All such uses must likewise meet all requirements of this zoning district.

- (A) Telecommunications structures, subject to Article XII.