

## SPALDING COUNTY DISTRICT CHARACTERISTICS UNIFIED DEVELOPMENT ORDINANCE

| DISTRICTS | MINIMUM SQUARE FOOTAGE (Building) (Heated) | MINIMUM LOT AREA                               | MINIMUM LOT WIDTH                              | MINIMUM FRONTAGE WIDTH | FRONT-SIDE-REAR YARD SETBACKS     | SITE-BUILT SINGLE FAMILY HOME | INDUSTRIALIZED HOME   | CLASS A MFG. HOME | CLASS B MFG. HOME | CLASS C MFG. HOME | 2-FAMILY DWELLING | MAX. BLDG. HEIGHT |
|-----------|--|--|--|------------------------|-----------------------------------|-------------------------------|---|-------------------|-------------------|-------------------|-------------------|-------------------|
| AR-1      | 1500***                                    | 3 acres<br>See UDO for Conser. Sub. Densities. | 200'   | 200'                   | 100-25-25<br>100-12-25<br>w/water | ✓                             | ✓   | ✓*                |                   |                   |                   | 35'               |
| AR-2      | 1750****                                   | 5 acres  | 300'   | 200'                   | 150-50-50                         | ✓                             | ✓   |                   |                   |                   |                   | 35'               |
| R-1       | 2000**                                     | 2 acres for 5+ lot subdivision                 | 200'   | 100'                   | 100-25-25                         | ✓                             | ✓   |                   |                   |                   |                   | 35'               |
|           |  | 1 acre for 4 lots or less land division        | 125' w/water                                   | 75' w/water            | 100-12-25                         | ✓                             |   |                   |                   |                   |                   | 35'               |
|           |  | See UDO for Conser. Sub. Densities.            | 100 w/w&s                                      |                        | 70-12-25                          | ✓                             |   |                   |                   |                   |                   | 35'               |
| R-1A      | 2500**                                     | 2 acres for 5+ lot subdivision                 | 200'   | 100'                   | 100-25-25                         | ✓                             |   |                   |                   |                   |                   | 35'               |
|           |  | 1 acre for 4 lots or less land division        | 125' w/water                                   | 75' w/water            | 100-12-25                         | ✓                             |   |                   |                   |                   |                   | 35'               |
|           |  | See UDO for Conser. Sub. Densities.            | 100 w/w&s                                      |                        | 70-12-25                          | ✓                             |   |                   |                   |                   |                   | 35'               |
| R-2       | 1750**                                     | 2 acres for 5+ lot subdivision                 | 200'   | 100'                   | 100-25-25                         | ✓                             | ✓   |                   |                   |                   |                   | 35'               |
|           |  | 1 acre for 4 lots or less land division        | 125' w/water                                   | 75' w/water            | 100-12-25                         | ✓                             | ✓   |                   |                   |                   |                   | 35'               |
|           |  | See UDO for Conser. Sub. Densities.            | 100 w/w&s                                      |                        | 70-12-25                          | ✓                             | ✓   |                   |                   |                   |                   | 35'               |
| R-2A      | 1250-1 Family<br>1400 - Duplex             | 2 acres  | 200'   | 100'                   | 100-25-25                         | ✓                             | ✓   | ✓                 |                   |                   | ✓                 | 35'               |
|           |  | 1 acre w/water                                 | 125' w/water                                   | 75' w/water            | 100-12-25                         | ✓                             | ✓   | ✓                 |                   |                   | ✓                 | 35'               |
|           |  | 20,000 ft <sup>2</sup> w/w&s                   | 100' w/w&s                                     |                        | 70-12-25                          | ✓                             | ✓   | ✓                 |                   |                   | ✓                 | 35'               |
| R-3       | 1000/dwelling                              | 3 acres w/sewage                               | 150'   | 150'                   | 75-20-30                          |                               | Mfg. Homes allowed only in Planned Mfg. Home Community                            |                   |                   |                   | 35'               |                   |
| R-4       | 1500**                                     | 2 acres for 5+ lot subdivision                 | 200'   | 100'                   | 100-25-25                         | ✓                             |   |                   |                   |                   |                   | 35'               |
|           |  | 1 acre for 4 lots or less land division        | 125' w/water                                   | 75' w/water            | 100-12-25                         | ✓                             |   |                   |                   |                   |                   | 35'               |
|           |  | See UDO for Conser. Sub. Densities.            | 100' w/w&s                                     |                        | 70-12-25                          | ✓                             |   |                   |                   |                   |                   | 35'               |
| R-5       | 1250**                                     | 2 acres for 5+ lot subdivision                 | 200'   | 100'                   | 100-25-25                         | ✓                             | ✓   | ✓*                |                   |                   |                   | 35'               |
|           |  | 1 acre for 4 lots or less land division        | 125' w/water                                   | 75' w/water            | 100-12-25                         | ✓                             | ✓   | ✓                 |                   |                   |                   | 35'               |
|           |  | See UDO for Conser. Sub. Densities.            | 100' w/w&s                                     |                        | 70-12-25                          | ✓                             | ✓   | ✓                 |                   |                   |                   | 35'               |
| R-6       | 1250                                       |  | 200'   | Case by Case           | 100-25-25                         |                               | Cluster dwellings, Condominium dwellings, Patio dwellings and Townhouse dwellings |                   |                   |                   | 35'               |                   |
| C-1       | 1000                                       | Health Dept.                                   | 75'  | 75'                    | 15-15-30                          |                               |   |                   |                   |                   | 35'               |                   |
| C-1A      | 1000                                       | 1 acre<br>1/2 acre w/sewer                     | 75'  | 75'                    | 60-15-35                          |                               |   |                   |                   |                   |                   | 35'               |
| C-1B      | None                                       | 2 acres  | 100'   | 75'                    | 70-15-25                          |                               |   |                   |                   |                   |                   | 35'               |
| C-1C      | None                                       | 2 acres<br>No min. w/sewer                     | 100'   | 100'                   | 70-15-25                          |                               |   |                   |                   |                   |                   | 35'               |
| C-2       | None                                       | 2 acres<br>1 acre w/sewer                      | 100'   | 100'                   | 70-30-35                          |                               |   |                   |                   |                   |                   | 55'               |
| C-3       | None                                       | Health Dept.                                   | 200'   | 200'                   | 100-200-35                        |                               |   |                   |                   |                   |                   | 35'               |
| O&I       | 1000-1 Family<br>1400- Duplex              | 2 acres  | 200'   | 200'                   | 100-25-25                         | ✓                             | ✓   | ✓                 |                   |                   | ✓                 | 35'               |
|           |  | 1 acre w/water                                 | 125' w/water                                   | 125' w/water           | 100-12-25                         | ✓                             | ✓   | ✓                 |                   |                   | ✓                 | 35'               |
|           |  | 20,000 ft <sup>2</sup> w/w&s                   | 100' w/w&s                                     | 100' w/w&s             | 70-12-25                          | ✓                             | ✓   | ✓                 |                   |                   | ✓                 | 35'               |
| PDD       | See Article 17                             |  |  |                        |                                   |                               |   |                   |                   |                   |                   |                   |
| VN        | See Article 17A                            |  |  |                        |                                   |                               |   |                   |                   |                   |                   |                   |
| AAR       | See Article 17B                            |  |  |                        |                                   |                               |   |                   |                   |                   |                   |                   |
| PRRRD     | 1000 -1 Family<br>800 - multi-family       | 50 acres                                       | See Section 1805Y for Special Design Standards |                        |                                   | ✓                             |   |                   |                   |                   | ✓                 | 35'               |

w/water=county water

w/w&s=county water and sewer

\*With Special Exception Approval

\*\*Dwelling, Infill - R-1, R-1A, R-2, R-4 and R-5.

\*\*\*Minimum square footage, heated space, for AR-1 lots platted within a subdivision in the records of the Clerk of Courts of Spalding County on or before December 17, 2001, shall be reduced to 1,250.

\*\*\*\*Minimum square footage, heated space, for lots of recorded on or before June 30, 2004 may be reduced to 1,500 in the AR-2 district.

(Revised - 12/11/07)

