

## 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	INDUSTRIALIZE D HOME	CLASS A MFG. HOME	CLASS B MFG. HOME	CLASS C MFG. HOME	2-FAMILY DWELLING	MAX. BLDG. HEIGHT	
AR-1	1500 ③ ⑤ Single-family	3 acres See UDO for Conser. Sub. Densities.	200'	200'	100-25-25 100-12-25 w/water	✓	✓	✓ ①				35'	
AR-2	1750 ④ ⑤ Single-family	5 acres	300'	200'	150-50-50	✓	✓					35'	
R-1	2000 ② ⑤ Single-family	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 ⑤ Single-family	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 ⑤ Single-family	2 acres for 5+ lot subdivision	200'	100'	100-25-25	✓	✓					35'	
		1 acre for 4 lots or less land division	125' w/water	125' 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 ⑤ 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 ⑤ Single-family	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 ⑤ Single-family	2 acres for 5+ lot subdivision	200'	100'	100-25-25	✓	✓	✓ ①				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	Refer to UDO	200' 125' w/water 100' w/w&s	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 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 No min. w/sewer	100'	100'	70-15-25							35'	
C-2	None	2 acres 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 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'	
A-T	See Article 6A												
PDD	See Article 17												
VN	See Article 17A												
AAR	See Article 17B												
PRRRD	1000 -1 Family 800 - multi-family	50 acres	See Section 1805Y for Special Design Standards			✓						✓	35'

w/water=county water

w/w&s=county water and sewer

① With Special Exception Approval

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

③ 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, may be reduced to 1,250.

④ 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.

⑤ First story of any dwelling on a lot with a size over 20,000 square feet shall have a minimum heated square footage of 1,250 square feet.

(Revised - 06/12/2020)