

City of Cartersville Zoning Standards

Residential districts

	AG	R-20	R-15	R-10	R-10A	R-7	R-D	RA-12	RSL	MF-14	P-D	MHP
Min Lot Size (sqft)	5 ac	20,000	15,000	10,000	10,000	7,000	7,000	2,000	3,000 12	0	Note ⁹	10 ac
Min heated area (sqft)	1,100	1,300	1,300	1,200	1,200	900	900	1,000	1,000	900 ⁸	Per Plan	0
Min Lot Width (ft)	100	100	100	80	80 ¹	60	60 ²	20	35 13	100	Per Plan	50
Min Frontage (ft)	35	35	35	35	35	35	35	35 ⁵	35 13	100	Per Plan	0
Min Front Yard (ft)	40	20	20	20	20	20	20	10	10	10	Per Plan	20
Min Side Yard (ft)	20	10	10	10	10	8	8 ³	10 ⁶	10 14	10	Per Plan	10
Min Rear Yard (ft)	40	20	20	20	20	20	20	20	20	25	Per Plan	20
Min Buffer Width (ft)	0	0	0	0	15 ⁴	0	15 ⁴	15 ⁴	10	25 ⁷	Per Plan	40
Buffer included within setback (ft)	0	0	0	0	0	0	0	0	0	0	0	0

Commercial / Industrial / Institutional districts

	DBD	P-S	N-C	O-C	G-C	PC-D	L-I	H-I	MN	P-I	FG
Min Lot Size (sq ft)	0	0	0	0	0	0	0	0	0 15	0 19	14 ac
Min Lot Width (ft)	0	100	110	110	100	Per Plan	100	175	0	100	0
Min Frontage (ft)	0	110	110	110	110	Per Plan	110	100	0	110	700
Min Front Setback (ft)	0	20	20	20	20	Per Plan	20	20	0	20 20	0
Min Side Setback (ft)	0	10	10	10	10	Per Plan	15	15	0	10 21	0
Min Rear Setback (ft)	0	20	20	20	20	Per Plan	20	20	0	20 21	0
Min Buffer Width (ft)	0	15	15	20	25	15 4	35 16	50 17	500 18	15 4	15 4
Buffer included within setback (ft)	0	5	5	5	10	5	10	0	0	0	0

Multiple Use (M-U) district

	Commercial	MF	Townhouse	SF-Attached	SF-Detached
Min Lot Size (sq ft)	0	0	2000	0	7000
Min heated area (sqft)	0	900 ⁸	1000	1000 ¹¹	1000
Min Lot Width (ft)	110	110	20	50	60
Min Frontage (ft)	110	110	20	50	60
Min Front Setback (ft)	10	10	10	10	10
Min Side Setback (ft)	10 ⁶	10	10	10 ⁶	10
Min Rear Setback (ft)	20	25	20	20	20
Min Buffer Width (ft)	15	15	0	0	0
Buffer included within setback (ft)	5	5	0	0	0

Notes

- 1 - 80 ft if less than 15,000 sqft
100 ft if over 15,000 sqft
- 2 - 60 ft s-f detached;
50 ft per unit duplex
- 3 - 8 ft non-common wall;
0 ft common wall
- 4 - along property lines abutting single-family district or use
- 5 - 35 ft detached; 20 ft all other
- 6 - at end of each row
- 7 - along prop lines abutting res district/use; 10 ft others
- 8 - 3 bed-900 sqft; 2 bed-750 sqft;
1 bed-600 sqft; studio-450 sqft
- 9 - single-family detached CoZ;
townhouse 2000 sqft
- 10 - multi-family
- 11 - duplex 900 sq ft
- 12 - 3,000 sqft detached;
1,600 sqft attached
- 13 - 35 ft detached except 20 ft for cul-de-sacs, all others 20 ft
- 14 - 10 ft for attached from end of row, 2 1/2 ft for detached
- 15 - Quarrying min. 50 acre site
- 16 - 15 ft buffer adj to non-resid districts other than L-I, H-I
- 17 - 15 ft buffer adj. to nonresid districts other than H-I
- 18 - 150 ft buffer surface mining adj. to districts other than MN
- 19 - None except for Cemetery - 15 ac humans, 5 ac pets
- 20 - Cemeteries 50 ft
- 21 - Cemeteries 100 ft