

RESOLUTION AMENDING THE ZONING ORDINANCE
OF MADISON COUNTY, GEORGIA

For the purpose of promoting the health, safety, and general welfare of the present and future inhabitants of Madison County and to further the purposes of the Madison County Subdivision Regulations as set forth therein, the Board of Commissioners of Madison County does hereby ordain and enact into law the following changes to the Zoning Ordinance.

ITEM ONE.

To amend Article VIII to reflect the following changes to R-1:
With Municipal water and sewer system, minimum lot area and area per dwelling unit 1.5 acres
With public water and sewer system, minimum lot area and area per dwelling unit 1.5 acres
With shared water system and no sewer, minimum lot area lot area and area per dwelling unit 1.5 acres.
With individual wells and septic tanks, minimum lot area and area per dwelling unit 1.5 acres.

ITEM TWO.

This amendment of the Zoning Ordinance of Madison County, Georgia, shall take effect and shall be enforced from and after the date of its adoption, the public welfare demanding it.

Approved by the Madison County Board of Commissioners on the 8th day of January, 2019.

BOARD OF COMMISSIONERS, MADISON COUNTY, GEORGIA

By: John D. Scarborough
John D. Scarborough, Chairman

ATTEST: Rhonda S. Wooten
Rhonda S. Wooten, County Clerk

Article VIII

Zoning District	Minimum Lot Size (In Square Feet Unless Otherwise Noted)										Minimum Lot width (in feet) at Setback-Line 1				Minimum Front Yard Setback (in feet) (for building) 2,3,4				Minimum Side and Rear Yard (in feet) 1		Max. Building Height (in feet)	
	With Municipal Water and Sewer System			With Public Water or Sewer System			With Shared Water system, No Sewer			With Individual Wells and Septic Tanks		With Municipal/ Public Water or Sewer System		No Municipal/ Public Water or Sewer System		Federal & State Roads and County Arterial		County Maintained Collector and Local Roads		side		rear
	Min. Lot Area	Area Per Dwelling Unit	Min. Lot Area	Area Per Dwelling Unit	Min. Lot Area	Area Per Dwelling Unit	Min. Lot Area	Area Per Dwelling Unit	Min. Lot Area	Area Per Dwelling Unit	Min. Lot Area	Area Per Dwelling Unit	Min. Lot Area	Area Per Dwelling Unit	Center Line	row	Center Line	row				
																			5 Acres	5 Acres		2 Acres
A-1	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	70	20	60	20	15	20	35	
A-2	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	70	20	60	20	15	20	35	
RR	21,780	21,780	2 Acres	2 Acres	2 Acres	2 Acres	2 Acres	2 Acres	2 Acres	2 Acres	2 Acres	2 Acres	2 Acres	2 Acres	70	20	60	20	15	20	35	
R-1	1.5 Acres	1.5 Acres	1.5 Acres	1.5 Acres	1.5 Acres	1.5 Acres	1.5 Acres	1.5 Acres	1.5 Acres	1.5 Acres	1.5 Acres	1.5 Acres	1.5 Acres	1.5 Acres	70	20	60	20	15	20	35	
R-2	21,780	10,890	32,670	16,335	51,000	25,500	32,670	65,340	32,670	32,670	32,670	32,670	32,670	32,670	70	20	60	20	15	20	35	
R-3	21,780	21,780	32,670	32,670	51,000	51,000	51,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70	20	60	20	15	20	35	
Single-family	21,780	10,890	32,670	16,335	51,000	51,000	51,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70	20	60	20	15	20	35	
R3-Two-family	21,780	10,890	32,670	16,335	51,000	51,000	51,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70	20	60	20	15	20	35	
R3-Multi-family	21,780	6,000	32,670	8,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70	20	60	20	15	20	35	
CSO	10,890	10,890	21,780	21,780	51,000	51,000	51,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70	20	60	20	15	15	35	
B	20,000	N/A	20,000	N/A	20,000	N/A	20,000	20,000	N/A	20,000	N/A	20,000	N/A	N/A	65	15	55	15	10	10	35	
I	43,560	N/A	43,560	N/A	43,560	N/A	43,560	43,560	N/A	43,560	N/A	43,560	N/A	N/A	65	15	55	15	10	10	35	

1. Or as provided for in the Madison County Subdivision Regulations.
2. Front yard setbacks as required in Article VIII do not apply to parking lots. Parking lots may be built to within five feet of the right-of-way in the front yard.
3. Chicken House setbacks are 300' from all common property lines, and 400' from any home other than what is on the property as required under Section 7.1.1.3.
4. Front setbacks for county maintained arterial roads shall be the same as shown on this table for Federal and State maintained roads.
5. Front Yard setbacks for the B and I Districts include the 10' landscaping strip required under Section 6.2.3.7 of this ordinance.

Amended 4/1/13
Amended 1/7/19
1 ac. 43,560
¾ ac. 32,670
½ ac. 21,780
¼ ac. 10,890