

# Madison County Planning & Zoning Department

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## NOTICE:

This handout has been provided to serve only, as a brief **summary** for each zoning classification. Please refer to the **Madison County Zoning Ordinance** for a complete listing of rules & regulations, regarding setbacks, permitted uses, conditional uses, minimum lot sizes, & other requirements.

## ZONING CLASSIFICATION SUMMARY

### A-1: (Intensive Farming)

- **Description:** This district is comprised primarily of **open farmland** & land used for **intensive agriculture, livestock, & poultry production**.
- **Purpose:** To encourage the **maintenance** of the general rural character of **openness** & discourage the subdivision of land, which is better suited for agricultural usage.
- **Minimum Lot Size = 5 Acres** (When Subdividing a Parcel)

### A-2: (General Farming)

- **Description:** This district is comprised primarily of **general farming area** where some development of **low density, single-family residential development** has occurred or is occurring.
- **Purpose:** To encourage a compatible relationship between **agriculture** & low density, single-family rural residential development.
- **Minimum Lot Size = 5 Acres** (When Subdividing a Parcel)

### RR: (Rural Residential)

- **Description:** This district is comprised primarily of limited, hobby-type agricultural activities in areas where single-family residential development.
- **Purpose:** To allow medium-density, rural residential development, with limited, convenience-oriented commercial activities & recreational development, without encouraging multi-family development.
- **Minimum Lot Size = 2 Acres** (When Subdividing a Parcel)

## **R-1: (Single-Family Residential)**

- **Description:** Low-Density, Single-Family Residential
- **Purpose:** To allow low-density, single-family residential development.
- **Minimum Lot Size** = Requirements Vary (See Attached Chart)

**Note:** Due to varying water & sewage accommodations, the minimum lot size requirements may vary for properties located in the R-1, R-2, & R-3 zoning classifications.

Chart Reference: "Article VIII, Area, Yard & Height Requirements"  
Madison County Zoning Ordinance, Page 8-2

## **R-2: (Single-Family & Two-Family Residential)**

- **Description:** Medium-Density, Single-Family & Two-Family Residential
- **Purpose:** To allow medium-density, single-family residential & two-family residential development.
- **Examples:** Duplexes, Garage Apartments, & Etc...
- **Minimum Lot Size** = Requirements Vary (**See Attached Chart**)

**Note:** Due to varying water & sewage accommodations, the minimum lot size requirements may vary for properties located in the R-1, R-2, & R-3 zoning classifications.

Chart Reference: "Article VIII, Area, Yard & Height Requirements"  
Madison County Zoning Ordinance, Page 8-2

## **R-3: (Multi-Family Residential)**

- **Description:** High-Density, Multi-Family Residential
- **Purpose:** This district is designed for high-density, multi-family residential developments that utilize a municipal or public water system.
- **Examples:** Apartment Houses, Townhouses, Condominiums, & Etc...
- **Minimum Lot Size** = Requirements Vary (**See Attached Chart**)

**Note:** Due to varying water & sewage accommodations, the minimum lot size requirements may vary for properties located in the R-1, R-2, & R-3 zoning classifications. Chart Reference: "Article VIII, Area, Yard & Height Requirements" Madison County Zoning Ordinance, Page 8-2

## **B: (Business)**

- ➔ **Purpose:** This district is intended for all business types of retail sales & service establishments designed to meet the needs of the citizens of Madison County & surrounding areas. This excludes home base business.
- ➔ **Examples:** Restaurants, Day Care Centers, Professional Offices, Shopping Centers, Occupational Service Businesses, & Etc...
- ➔ **Minimum Lot Size** = Requirements Vary (**See Attached Chart**)
- **Chart Reference:** “Article VIII, Area, Yard & Height Requirements”  
County Zoning Ordinance, Page 8-2 Madison

## **I: (Industrial)**

- ➔ **Purpose:** This district is intended primarily for commercial & manufacturing uses, which require, ready-access to commercial transportation facilities, or whose normal operations & processes would be considered objectionable in other districts, by reason of the emission of noise, vibrations, smoke, dust, gases, fumes, odors, or radiation, & other potential fire & safety hazards.
- ➔ All residential uses except, caretaker dwellings & legally established, non-conforming uses, are prohibited in this district.
- ➔ **Examples:** Processing Plants, Outdoor Storage Yards, Cold Storage Plants, Industrial Parks, Wholesaling & Warehousing with Offices, & Etc...
- ➔ **Minimum Lot Size** = Requirements Vary (See Attached Chart)
- **Chart Reference:** “Article VIII, Area, Yard & Height Requirements”  
Madison County Zoning Ordinance, Page 8-2