



Community Development Department

320 East Foster Avenue, Dallas, Georgia 30132
Phone: (770) 443-8110 Ext. 1409 - Email: rjohnson@dallas-ga.gov

July 16, 2024

Patricia Hunter
(Via email ONLY -trisharealtorhunter@yahoo.com)

Re: Zoning Verification Letter – 250 E Memorial Dr, Parcel #: 115.4.4.038.0000

Mrs. Hunter:

We acknowledge receipt of your zoning verification request dated June 24th, 2024, inquiring about the zoning status of the property located at the above-cited address. We have thoroughly reviewed the records and zoning regulations pertinent to the given property. Below is the information you requested:

Property Information:

The property is currently zoned as R-1 Single Family Residential District. The property is not located within any Overlay District or Downtown Sub-District. The property is not located in a historic district.

Additional Zoning Information:

The R-1 Single Family Residential District has the following bulk regulation requirements:

- Minimum lot size: 15,000 square feet.
- Minimum lot size per dwelling: 15,000 square feet.
- Minimum lot width: 90 feet.
- Minimum front setback from a primary street: 35 feet.
- Minimum front setback from other streets: 30 feet.
- Minimum distance from side lot lines: Ten feet.
- Minimum distance from rear lot lines: 20 feet.
- Maximum height of structures: 35 feet.

The R-1 Single Family Residential District has the following uses permitted:

- Single Family Dwellings except for manufactured homes. Total density limitation of three single-family dwellings per acre.
- Churches and other places of worship.
- Public and private schools.

- Accessory buildings provided such shall ne permitted online in a rear yard and shall not be less than ten feet from any property line.
- Nursery schools (day care centers) and kindergartens, provided that they shall have at least 35 feet of indoor space for each child and at least 100 square feet of play area per child in the outdoor play area; and that the outdoor area shall be enclosed by a fence having a minimum height of six feet; and provided that the principal building of such use shall meet all the yard requirements of the R-1 Residential district.
- Bed and breakfast/special events facilities, provided that they shall have at least one bath per each bedroom, parking spaces for at least 50 vehicles; and an owner or manager shall reside at the facility.

Under the current density requirements, a maximum of 21 single family units per acre is permitted. Please note that townhouses are not an allowable use within this district. While there is no minimum square footage requirement for each home, all units must comply with the specified area, yard and height requirements for the R-1 Single Family Residential District. Should you need copies of the plat, they can be requested from the Clerk of Courts at the Paulding County Courthouse.

Should you have any further questions or require additional information, please feel free to contact our office at 770-510-3751 or rjohnson@dallas-ga.gov.

Sincerely,



Ronald Johnson, AICP
Community Development Director