

Section 210-40. R-2 Suburban Residential District.

210-40.01

Purpose and Intent.

The R-2 District is composed of certain lands and structures in the county having a low density, predominantly single-family character and additional open area, where it is desirable and likely that such similar development will occur. This District emphasizes suburban-urban development rather than rural activities; however, it is recognized that agriculture and the raising of poultry and livestock may still be an activity in this district, and provision is, therefore, made for limited forms of such activity with appropriate safeguard for nearby residences. R-2 is appropriate in the Conservation Character Area, Rural Character Area and Community Residential Character Area of the Future Development Map of the Paulding County, Georgia, 2017 Comprehensive Plan as may be amended.

210-40.02

Permitted Uses.

Within the R-2 District, the following uses are permitted:

- A. Amenity Areas
- B. Golf Courses
- C. Nature Parks and Other Similar Institutions
- D. Public Administration
- E. Public Elementary and Secondary Schools
- F. Public Utilities
- G. Single-family Detached Dwellings, including Residential Industrialized Buildings, with a minimum 1,100 square feet of heated living area

210-40.03

Special Exception Uses.

Within the R-2 District, the following uses are permitted as a Special Exception provided specified conditions enumerated in [Section 230-30](#) are satisfied:

- A. Accessory Structures and Uses
- B. Ambulance Service
- C. Animal Production and Aquaculture excluding Hog and Pig Farming
- D. Backyard Chickens
- E. Community Living Arrangements
- F. Electric Vehicle Charging Station
- G. Family Child Care Learning Home
- H. Forestry and Logging
- I. Guest House
- J. Home Occupations
- K. Recreational Buildings
- L. Religious Organizations with attendant Educational and Recreational Buildings and Cemeteries
- M. Small Cell Wireless Facilities

210-40.04

Special Use Permits.

Within the R-2 District, the following uses are permitted with a Special Use Permit provided specified conditions enumerated in [Section 230-40](#) are met and have obtained approval by the Board of Commissioners:

- A. Cemeteries
- B. Event Venues (Ord. 23-07, 6/13/23)

C. Telecommunication Towers

210-40.05

Land Use Permits.

Within the R-2 District, the following uses are permitted with a Land Use Permit provided specified conditions enumerated in [Section 240-50](#) are met and have obtained approval by the Board of Commissioners:

- A. Residential Businesses
- B. Rural Businesses

210-40.06

Lot Size, Area and Setback Requirements*.

*Unless otherwise specified; also subject to approval by the Office of Environmental Health see Table 16.M from the Georgia Department of Public Health [“Manual for On-Site Sewage Management Systems”](#)

- A. Minimum Lot Size:
 - 1. 20,000 square feet for public sewage management systems with public water supply
 - 2. 21,780 square feet for on-site sewage management systems with public water supply
 - 3. 43,560 square feet for on-site sewage management systems with Non-public (Individual) water supply (Ord. 22-14, 12/13/22) and (Ord. 23-07, 6/13/23)
- B. Minimum Public Road Frontage: 30 feet
- C. Minimum Lot Width at Building Line: 100 feet; 75 feet in curve/cul-de-sac
- D. Minimum Front Yard Setback: 35 feet
- E. Minimum Side Yard Setback: 15 feet; 25 feet if corner lot
- F. Minimum Rear Yard Setback: 25 feet
- G. Maximum Building Height: 45 feet

210-40.07

Off-street Parking.

Off-street Parking shall be in accordance with [Chapter 260](#) of the UDO.

210-40.08

Required Buffers.

Required Buffers shall be in accordance with [Section 240-140](#) of the UDO.

210-40.09

Sign Regulations.

Signage shall be in accordance with [Title 4: Signs](#) of the UDO

210-40.10

Landscaping Requirement.

All R-2 District platted subdivision developments shall include a minimum of two 2-inch caliper DBH yard trees and shall be in accordance with [Section 240-190](#) of the UDO. (Ord. 22-14, 12/13/22)

210-40.11

Mandatory Homeowners Association.

The R-2 District shall require a mandatory homeowners association. The association shall also include declarations and bylaws including rules and regulations, which at a minimum shall regulate and control the following:

- A. Exterior items such as fences, lawn ornaments and restrictions on removal of landscaped areas and buffers.
- B. Maintenance of privately owned streets, detention ponds, stormwater drainage features and easements, common spaces, entrance features, amenities and mail kiosks.