

Chapter 210. Base Districts.

Section 210-10. A-1 Agricultural District.

210-10.01 Purpose and Intent.

The A-1 District is comprised of land having a predominantly rural character and provides locations for large parcels of undeveloped land, agricultural uses, and single-family residential uses on larger tracts of land. These areas are generally within or on the edge of properties delineated for residential categories. A-1 is appropriate in the Conservation and Rural Character areas of the Future Development Map of the Paulding County, Georgia 2017 Comprehensive Plan as may be amended.

210-10.02 Permitted Uses.

Within the A-1 District, the following uses are permitted:

- A. Backyard Chickens (Ord. 23-07, 6/13/23)
- B. Botanical Gardens
- C. Breeders
- D. Crop Production including those identified in NAICS Code [1119](#) (Ord. 23-07, 6/13/23)
- E. Golf Courses
- F. Greenhouse, Nursery, and Floriculture Production
- G. Nature Parks and Other Similar Institutions
- H. Public Administration
- I. Public Elementary and Secondary Schools
- J. Public Utilities
- K. Riding Stables
- L. Single-family Detached Dwellings, including Residential Industrialized Buildings, with a minimum 1,100 square feet of heated living area

210-10.03 Special Exception Uses.

Within the A-1 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. Animal Production and Aquaculture excluding Hog and Pig Farming
- C. Boarding Services, Pet
- D. Community Living Arrangements
- E. Electric Vehicle Charging Station
- F. Family Child Care Learning Home
- G. Forestry and Logging
- H. Guest House
- I. Home Occupations
- J. Kennels
- K. Personal Care Home
- L. Produce Stands, Temporary
- M. Recreational Buildings
- N. Religious Organizations with attendant Educational and Recreational Buildings and Cemeteries
- O. Small Cell Wireless Facilities
- P. Temporary Uses

Q. Wild and Exotic Animals

210-10.04 **Special Use Permits.**

Within the A-1 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. Hog and Pig Farming
- D. RV (Recreational Vehicle) Parks and Campgrounds
- E. Shooting Ranges, Outdoor
- F. Telecommunication Towers

210-10.05 **Land Use Permits.**

Within the A-1 District, the following uses are permitted with a Land Use Permit provided specified conditions enumerated in [Section 230-50](#) are met and have obtained approval by the Board of Commissioners:

- A. Residential Businesses
- B. Rural Businesses

210-10.06 **Lot Size, Area and Setback Requirements*.**

*Unless otherwise specified; also subject to approval by the Office of Environmental Health

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|--|----------------------------------|
| A. Minimum Lot Size: | 217,800 square feet (Five acres) |
| B. Minimum Public Road Frontage: | 30 feet |
| C. Minimum Lot Width at Building Line: | 125 feet |
| D. Minimum Front Yard Setback: | 50 feet |
| E. Minimum Side Yard Setback: | 25 feet |
| F. Minimum Rear Yard Setback: | 30 feet |
| G. Maximum Building Height: | 45 feet |

210-10.07 **Off-street Parking.**

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

210-10.08 **Required Buffers.**

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

210-10.09 **Sign Regulations.**

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