

STATE OF GEORGIA

COUNTY OF HALL

**RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE
WITH REGARD TO ARTICLE 2—RULES COMMON TO ALL DISTRICTS**

WHEREAS, on November 14, 2024, the Hall County Board of Commissioners adopted the Hall County Unified Development Code ("UDC") to govern zoning, subdivision, stormwater management, and related land development regulations within the unincorporated areas of Hall County; and

WHEREAS, Article 2 of the UDC establishes rules, measurements, standards, and exceptions generally applicable to the zoning districts established under the Unified Development Code; and

WHEREAS, Section 2.1 of Article 2 establishes measurements and exceptions applicable to buildings, sites, and zoning districts, including standards governing the calculation of residential density; and

WHEREAS, the Hall County Department of Planning and Zoning has reviewed Article 2 and recommended revisions to Table 2.1.1 to reflect the establishment and modification of residential and mixed-use zoning districts resulting from amendments to other provisions of the Unified Development Code; and

WHEREAS, the proposed amendments revise Table 2.1.1 to incorporate the updated residential zoning district classifications and establish the applicable method of determining density for such districts, as set forth in Exhibit "A" attached hereto; and

WHEREAS, following the public hearings required by law, the Board of Commissioners finds that the proposed amendments are in the best interests of the citizens of Hall County and promote the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Hall County Board of Commissioners that the Hall County Unified Development Code is amended as follows:

1.

Table 2.1.1 of Article 2 of the Hall County Unified Development Code is hereby amended by deleting the existing Table 2.1.1 in its entirety and substituting in lieu thereof the revised Table 2.1.1 attached hereto as **Exhibit "A,"** which is incorporated herein by reference.

2.

Except as expressly amended herein, all remaining provisions of Article 2 and the Hall County Unified Development Code shall remain in full force and effect.

3.

This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this the 27th day of August, 2026.

[SIGNATURES ON FOLLOWING PAGE]

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy L. Cooper, Commissioner District 1

By: _____
Billy Powell, Commissioner District 2

By: _____
Gregg Poole, Commissioner District 3

By: _____
Jeff Stowe, Commissioner District 4

ATTEST:

Jennifer Rivera, County Clerk

(SEAL)

APPROVED AS TO FORM:

Justin R. Lawhon, County Attorney

Exhibit "A"

Sec. 2.1. Measurements and Exceptions

The following rules apply to all buildings, sites or districts in Articles 3 through 7 unless expressly stated otherwise.

2.1.1. Density

A. Defined

The number of dwelling units per acre.

B. Exceptions

- 1. Accessory Dwelling Units do not count towards density calculations.
- 2. Approval of a caretaker’s residence or hardship special exception by the Planning Commission.
- 3. Approval of a Planned Development District or multi-family development by the Board of Commissioners.
- 4. Density, as defined, does not apply to nonresidential uses.

C. Density Calculation

Density must be determined based on Table 2.1.1.

2.1.2. Frontage

A. Defined

The dimension of a lot as measured along the front lot line or, if the front lot line is curved, along the chord of the arc.

No principal building may be placed or erected on any lot which does not abut a street or road shown on the official county road map or otherwise maintained by a governmental unit, an existing public way not maintained by the county, or a newly created street which meets the standards of the county subdivision regulations.

B. Exceptions

Exceptions to Sec. 2.1.2.A. include the following:

- 1. A parcel recorded as a separate lot with the clerk of superior court prior to August 28, 1978.
- 2. A parcel recorded as a result of a judicial decree.

Table 2.1.1. Density for Residential Districts

District	Density	
AG-1, AR-1, V-C, R-1-L, R-1, R-TF, R-SF, R-TH MHP	As determined per district dimensional standards	
R-X, R-MF, M-U	Conditioned Space of Dwelling	Density Equivalent
	500 sq. ft or less	0.5 units
	501 – 1000 sq. ft	0.75 units
	> 1,001 sq. ft.	1 unit

2.1.3. Lot

A. Defined

A parcel of land which is designated as a single unit of property.

- 1. **Corner Lot.** A lot located at the junction of and abutting on two or more intersecting streets.