

STATE OF GEORGIA
COUNTY OF HALL

**RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE
WITH REGARD TO ARTICLE 4—RESIDENTIAL 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 4 of the UDC establishes the residential zoning districts and development standards applicable to residential development within Hall County; and

WHEREAS, the Hall County Department of Planning and Zoning has reviewed Article 4 and recommended revisions to improve, clarify, and update the County's residential zoning regulations; and

WHEREAS, during the development of the proposed amendments, Hall County received input from citizens and County staff regarding revisions to Article 4; and

WHEREAS, the proposed amendments establish new Residential Single-Family Detached (R-SF) and Residential Single-Family Attached (R-TH) zoning districts and revise the Residential Mixed (R-X) and Residential Multi-Family (R-MF) zoning 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.

Article 4 of the Hall County Unified Development Code is hereby amended by adding new Sections 4.5 and 4.6, establishing the Residential Single-Family Detached (R-SF) and Residential Single-Family Attached (R-TH) zoning districts; revising the provisions governing the Residential Mixed (R-X) and Residential Multi-Family (R-MF) zoning districts; renumbering existing Sections 4.7 and 4.8 as Sections 4.9 and 4.10, respectively; and making such other conforming amendments to Article 4 as set forth in Exhibit "A," attached hereto and incorporated herein by reference.

2.

Except as expressly amended herein, all remaining provisions of Article 4 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]

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

APPROVED AS TO FORM:

Justin R. Lawhon, County Attorney

Sec. 4.5. Residential Single-Family Detached (R-SF)

4.5.1. Intent

The R-SF district is to be utilized and reserved for moderate-density single-family detached residential development on smaller lots. This district is intended to be located within urbanized areas and in suburban areas where supported by the Comprehensive Plan.

4.5.2. Uses

As defined in Article 7 (Use Provisions), Sec. 7.2. (Allowed Use Table).

4.5.3. Dimensional Standards

See table 4.3.1 for district standards and Sec. 2.1. (Measurements and Exceptions) for additional requirements.

4.5.4. Overlay Compliance

See Article 6 (Special and Overlay Districts) for additional or alternative standards which may be applicable in overlay districts.

4.5.5. Other Standards

See Article 2 (Rules Common to All Districts) and Article 7 (Use Provisions) and Article 8 (Site Development) for additional standards which may be applicable.

Table 4.5.1. R-SF Dimensional Standards

Site	
Density:	4 units/acre (Urbanized) 2 units/acre otherwise
Site coverage:	60% max.
Overall development	5 Acres min. (outside of Urbanized zone)
Lots	
Lot area:	8,000 sq.ft. min. (Note 2)
Lot frontage (regular street, cul-de-sac):	50 ft. min.
Yards	
Front yard:	25 ft. min.
Side yard:	5 ft. min.
Rear yard:	20 ft. min.
Building Height	
Maximum:	35 feet (Note 1)

Table Notes:

1. An increase in building height up to a maximum of 50 feet may be approved administratively. Any building height exceeding 50 feet shall require approval by the Board through the variance process.
2. The proposed lot areas may be reduced to a minimum of 6,000 sq.ft., through a variance application process.
3. All development shall be served by public water and sewer.
4. Minor subdivisions consisting of lots with existing direct road frontage may be exempt from maximum density requirements, provided that all minimum lot size, site coverage, setback, and building height standards are met. No rezoning or subdivision shall be approved unless the property is served by public water and sewer.
5. For Major subdivisions, lots and yards within the interior of the development may be reduced to zero and developed as zero lot line development, provided that all applicable standards and building code requirements are met

Sec. 4.6. Residential Single-Family Attached (R-TH)

4.6.1. Intent

The R-TH district is to be utilized and reserved for moderate-density single-family attached residential development, including townhomes. This district is intended to be located within urbanized areas and in suburban areas where supported by the Comprehensive Plan.

4.6.2. Uses

As defined in Article 7 (Use Provisions), Sec. 7.2. (Allowed Use Table).

4.6.3. Dimensional Standards

See table 4.3.1 for district standards and Sec. 2.1. (Measurements and Exceptions) for additional requirements.

4.6.4. Overlay Compliance

See Article 6 (Special and Overlay Districts) for additional or alternative standards which may be applicable in overlay districts.

4.6.5. Other Standards

See Article 2 (Rules Common to All Districts) and Article 7 (Use Provisions) and Article 8 (Site Development) for additional standards which may be applicable.

Table 4.6.1. R-TH Dimensional Standards

Site	
Density:	4 units/acre (Urbanized) 2 units/acre otherwise
Site coverage:	60% max.
Overall development	5 Acres min.
Lots	
Lot area:	2000 sq.ft. min.
Lot frontage (regular street, cul-de-sac):	24 ft. min.
Yards	
Front yard:	15 ft. min.
Side yard:	10 ft. min. (building separation)
Rear yard:	20 ft. min.
Building Height	
Maximum:	35 feet (Note 1)

Table Notes:

1. An increase in building height up to a maximum of 50 feet may be approved administratively. Any building height exceeding 50 feet shall require approval by the Board through the variance process.
2. All development shall be served by public water and sewer.
3. Minor subdivisions consisting of lots with existing direct road frontage may be exempt from maximum density requirements, provided that all minimum lot size, site coverage, setback, and building height standards are met. No rezoning or subdivision shall be approved unless the property is served by public water and sewer.
4. For Major subdivisions, lots and yards within the interior of the development may be reduced to zero and developed as zero lot line development, provided that all applicable standards and building code requirements are met.

Sec. 4.7. Residential Mixed (R-X)

4.7.1. Intent

The R-X district is to be utilized and reserved for a mix of residential housing types within a unified development served by public water and sewer. This district allows flexibility in design and layout while protecting surrounding properties, and is intended to be located within urbanized areas and in suburban areas where supported by the Comprehensive Plan.

4.7.2. Uses

As defined in Article 7 (Use Provisions), Sec. 7.2. (Allowed Use Table).

4.7.3. Dimensional Standards

See Table 4.7.1 for district standards and Sec. 2.1. (Measurements and Exceptions) for additional requirements.

4.7.4. Open Space

See Sec. 8.5. for open space standards.

4.7.5. Development Standards

The following standards apply to all properties zoned R-X:

A. Residential Requirements

1. The following housing types are permitted in the R-X district:

Table 4.7.1. R-X Dimensional Standards

Site	
Density:	8 units/acre (Urbanized) 6 units/acre otherwise
Site coverage:	60% max.
Overall Development	
Lot area:	5 Acres min.
Lot frontage (regular street, cul-de-sac):	100 ft. min.
Front yard:	50 ft
Side yard:	50 ft
Rear yard:	50 ft
Internal Lots standards (all housing types)	Varies see Note 1 & 3
Building Height	
Maximum:	35 feet (Note 3)

Table Notes:

1. Minimum lot and yard standards shall apply to the overall development tract. Lots and yards within the interior of the development may be reduced to zero and developed as zero lot line development, provided that all applicable standards and building code requirements are met.
2. All development shall be served by public water and sewer.
3. Detailed standards for specific residential uses within this district shall be as provided in Sec. 7.3 (Use-Specific Standards), as applicable.

- a. Single-family dwellings
 - b. Two-family dwellings
 - c. Townhouses
 - d. Carriage House
 - e. Accessory Dwelling Units
 - f. Guest House
 - g. Cottage Courts
2. All developments must provide at least two different housing types, except for Cottage Courts which may be permitted as a single use.
 3. When only two housing types are provided, no single housing type may represent less than 20% of the total dwelling units in a development, except as provided in Sec. 4.7.5.A.2.
 4. When more than two housing types are selected, no single housing type may represent less than 10% of the total dwelling units in a development, except as provided in Sec. 4.7.5.A.2.
 5. Cottage Courts, Townhouses, and Accessory Dwelling Units must meet the additional standards found in Sec. 7.3.1.

4.7.6. Overlay Compliance

See Article 6 (Special and Overlay Districts) for additional or alternative standards which may be applicable in overlay districts.

4.7.7. Other Standards

See Article 2 (Rules Common to All Districts) and Article 7 (Use Provisions) and Article 8 (Site Development) for additional standards which may be applicable.

Sec. 4.8. Residential Multi-family (R-MF)

4.8.1. Intent

The R-MF district is to be utilized and reserved for medium and high-density multi-family residential development, including apartments. This district is intended to be located within urbanized areas.

4.8.2. Uses

As defined in Article 7 (Use Provisions), Sec.7.2. (Allowed Use Table).

4.8.3. Dimensional Standards

See Table 4.8.1 for district standards and Sec.2.1. (Measurements and Exceptions) for additional requirements.

4.8.4. Open Space

See Sec.8.5. for open space standards.

4.8.5. Overlay Compliance

See Article 6 (Special and overlay Districts) for additional or alternative standards which may be applicable in overlay districts.

4.8.6. Other Standards

See Article 2 (Rules Common to All Districts) and Article 7 (Use Provisions) and Article 8 (Site Development) for additional standards which may be applicable.

Table 4.8.1. R-MF Dimensional Standards

Site	
Density: (note 1)	Min. 12 units/acre Max. 18 units/acre
Site coverage	n/a
Lots	
Lot area:	5 acre.
Lot frontage (regular street, cul-de-sac):	100 ft. min.
Lot width:	See Sec. 2.1.3.E.
Yards	
Front yard:	50 ft. min.
Side yard:	50 ft. min.
Rear yard:	50 ft. min.
Building Height	
Maximum:	50 feet (Note 2)
Table notes:	
1. For institutional residential uses as defined in Sec 7.2.3.E. density will be established by the Board of Commissioners as a part of the Special Use application.	
2. An increase in building height up to a maximum of 75 feet may be approved administratively. Any building height exceeding 75 feet shall require approval by the Board through the variance process.	
3. All development shall be served by public water and sewer.	