

Structure Information By Zoning*

Tips for identifying and understanding zoning information:

- Search the property in question using Newton County's GIS (Beacon) at
 - <https://tinyurl.com/ncGisBeac>
- Once you've found the property in question, select "Zoning" on the left-hand toolbar to show the parcel's zoning.

Zoning Legend:

| | |
|-------------|--|
| A | Agricultural District |
| R-1 | Single Family Residential District |
| R-1A | Single Family Residential with Livestock Privilege |
| R-2 | Multiple Family Residential District |
| RMH | Residential Manufactured Home District |
| RMHA | Residential Manufactured Home with Livestock Privilege |
| MXD | Mixed Use Development District |
| B-1 | Local Business District |
| B-2 | General Business District |
| I-1 | Light Industrial District |
| I-2 | Industrial District |



A: Agriculture District

Permitted Uses/Structures

- Dwelling, Single-Family (*Maximum height of 30 ft.*)
- Manufactured Home, Type I
- Farm
- Agricultural Buildings
- Home Occupations Complying with Section 6.70
- Roadside Stands for the Retail Sale of Produce Raised on the Premises
- Wholesale Greenhouses and Plant Nurseries
- Public and Parochial schools
- Public Parks, Playgrounds, and Recreation Areas
- Churches and Similar Places of Worship
- Special Exceptions as Permitted Per Section 5.00

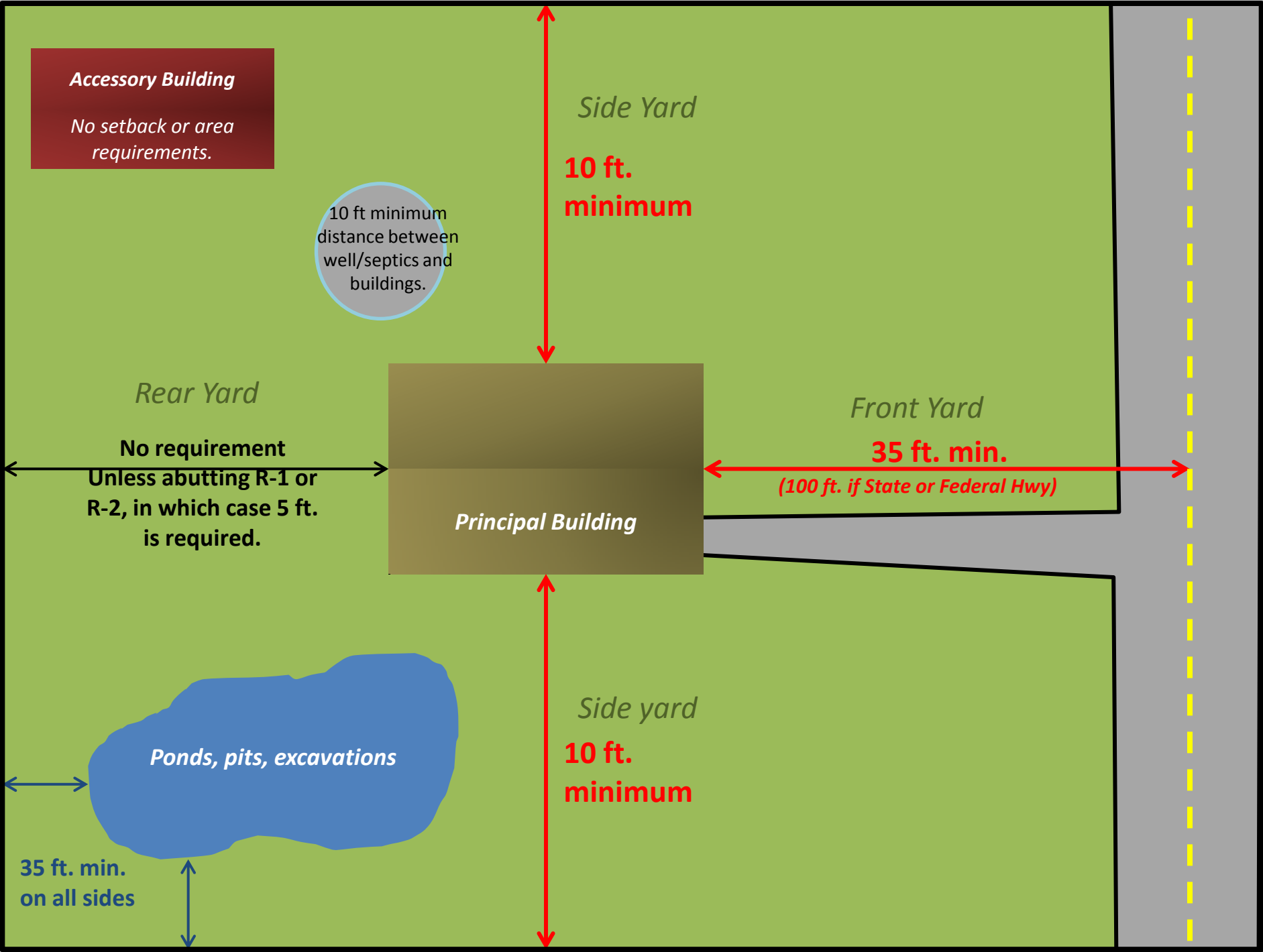
The maximum number of livestock are as follows:

On less than 20 Acres (Not considered a farm):

- 99 cattle
- 199 swine, sheep, or goats
- 9,999 poultry

On 20+ Acres (Considered a farm):

- 2 cattle per acre
- 19 swine per acre
- 1,499 poultry per acre
- 9 sheep or goats
- 3 horses or mules



Single-Family Dwelling Requirements:

- Maximum height (excluding chimneys, domes, etc):** 30 feet
- Minimum ground floor area:** 960 square feet
- Minimum lot area to allow dwelling:** 43,560 square feet.

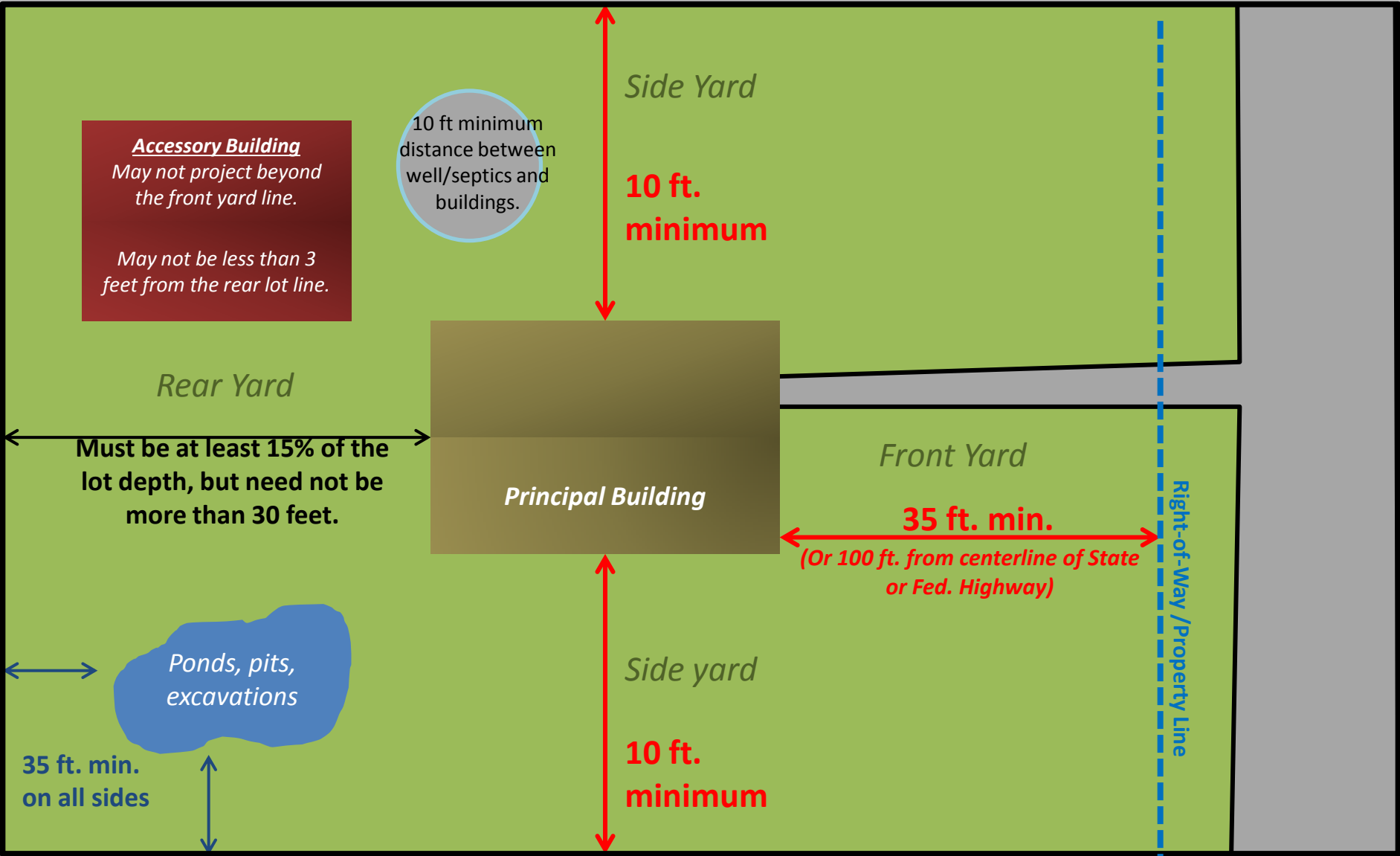
***Note:** Special circumstances, such as Subdivision Covenants and Restrictions may limit/alter building setbacks, construction, or accessories.

R-1: Single-Family Residential District

Permitted Uses/Structures

- Dwelling, Single-Family
- Manufactured Home, Type I
- Accessory Building
- Churches and Similar Places of Worship
- Home Occupations Complying with Section 6.70
- Outdoor Advertising as Permitted by Ordinance 7
- Public and Parochial schools
- Public Parks, Playgrounds, and Recreation Areas
- Roadside Stands for the Sale of Produce Raised on the Premises
- Special Exceptions as Permitted Per Section 5.00
- Temporary Structures Incidental to Construction Work, Only for the Period of Such Work

No livestock or poultry permitted.



Dwelling Requirements:

Maximum height (excluding chimneys, domes, etc):

- Single-Family Dwelling: 30 feet
- Multi-Family Dwelling: 35 feet
- Accessory Building: 15 feet
- Commercial Building: 35 feet
- Industrial Building: 40 feet

Minimum Dwelling Ground Floor Area: 960 square feet

Minimum lot area to allow dwelling: 43,560 square feet.

All buildings may not cover more than 45% of the total lot area.

All accessory buildings may not cover more than 40% of the rear yard area.

Accessory Structures:

Max size on lots less than one acre: 24 ft. x 28 ft

Max size on lots one acre or larger: 40 ft. x 30 ft.

*Note: Special circumstances, such as Subdivision Covenants /Restrictions or corner lot location may limit/alter building setbacks, construction, or accessories.

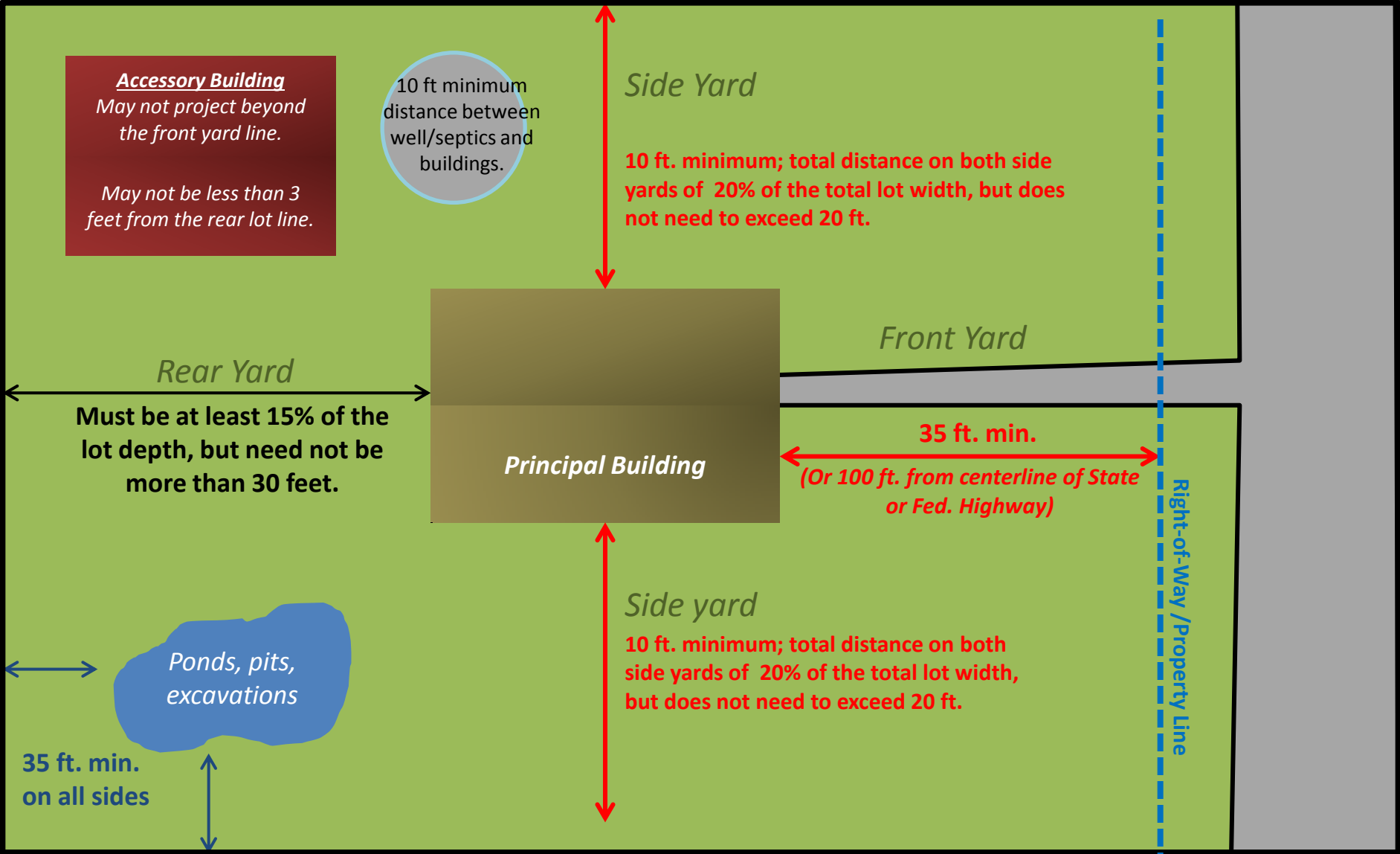
R-1A: Single-Family Residential With Livestock Privilege

Permitted Uses/Structures

- Dwelling, Single-Family
- Manufactured Home, Type I
- Accessory Building
- Churches and Similar Places of Worship
- Home Occupations Complying with Section 6.70
- Outdoor Advertising as Permitted by Ord. 7
- Public and Parochial schools
- Public Parks, Playgrounds, and Recreation Areas
- Roadside Stands for the Sale of Produce Raised on the Premises
- Special Exceptions as Permitted Per Section 5.00
- Temporary Structures Incidental to Construction Work, Only for the Period of Such Work

Privilege to keep livestock subject to the following:

- Hogs are not permitted
 - The minimum lot size: 1 Acre
 - Front yard minimum width: 100 ft.
 - Livestock and poultry are not permitted in the front yard.
 - All livestock/poultry must be confined to the property.
 - A lawful fence is required in order to confine the livestock/poultry to the property.
 - In a subdivision, land use may only be considered following a petition signed by all owners of record of property in the subdivision.
- Maximum livestock/poultry:
- 36 rabbits and/or poultry, or
 - 1 horse, or 1 head of cattle, or
 - 3 sheep or goats.



Dwelling Requirements:

Maximum height (excluding chimneys, domes, etc):

- Single-Family Dwelling: 30 feet
- Multi-Family Dwelling: 35 feet
- Accessory Building: 15 feet
- Commercial Building: 35 feet
- Industrial Building: 40 feet

Minimum Dwelling Ground Floor Area:

- 960 square feet

Minimum lot area to allow dwelling:

- 43,560 square feet (Individual Sewage Disposal System)
- 10,000 square feet (Community Sewage Disposal System)

All buildings may not cover more than 45% of the total lot area.

All accessory buildings may not cover more than 40% of the rear yard area.

Accessory Structures:

Max size on lots less than one acre: 24 ft. x 28 ft
Max size on lots one acre or larger: 40 ft. x 30 ft.

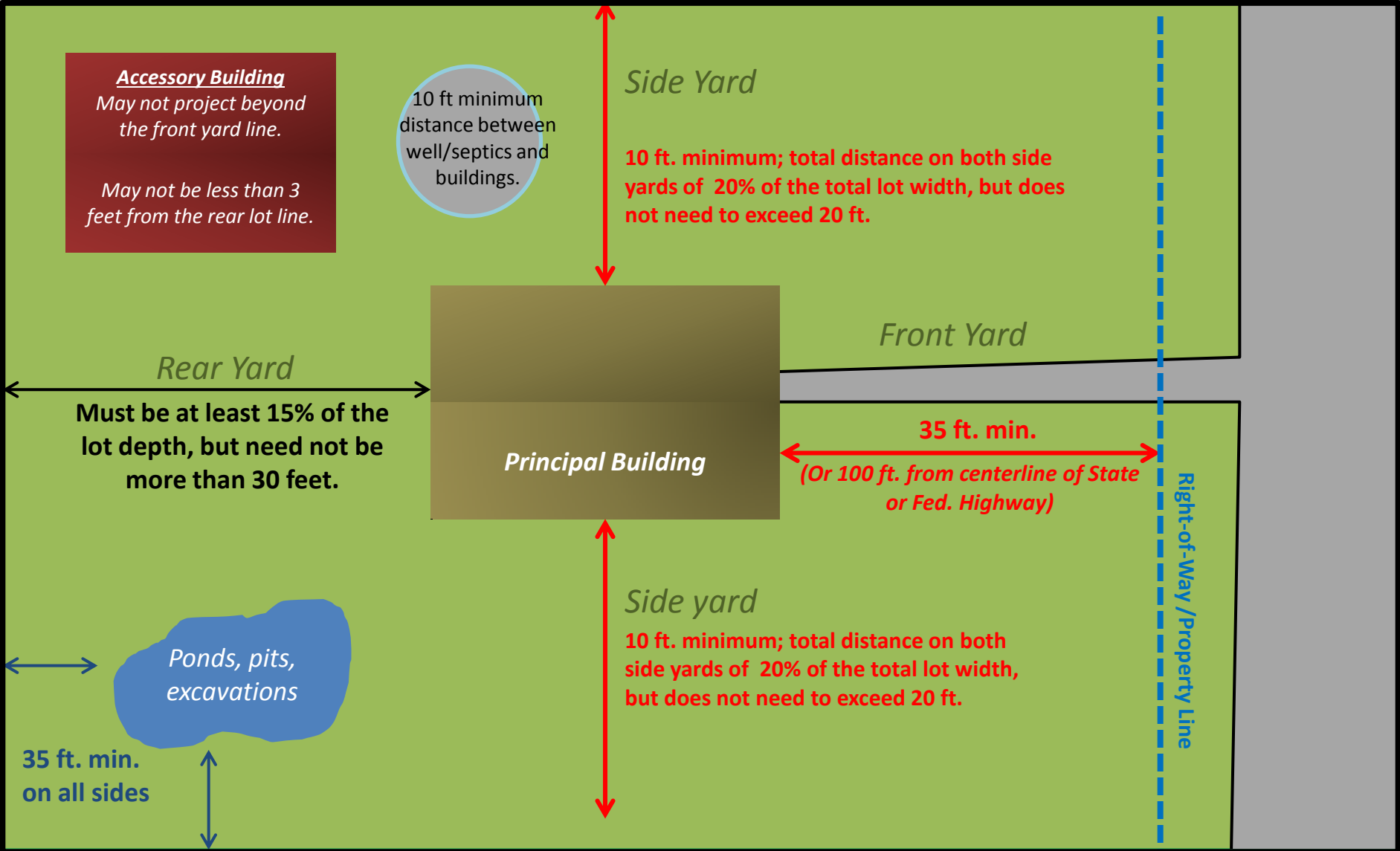
*Note: Special circumstances, such as Subdivision Covenants /Restrictions or corner lot location may limit/alter building setbacks, construction, or accessories.

R-2: Multiple Family Residential District

Permitted Uses/Structures

- Dwelling, Two-Family
- Dwelling, Multiple-Family
- Apartments, Row Housing, Townhouses, and Condominiums
- The renting of not to exceed 2 Sleeping Rooms with a total occupancy of not to exceed 4 persons for whom board may be furnished, but with the prohibition of separate culinary accommodations for such tenants
- Special Exceptions as Permitted Per Section 5.00

No livestock or poultry permitted.



Dwelling Requirements:

Maximum height (excluding chimneys, domes, etc):

- Single-Family Dwelling: 30 feet
- Multi-Family Dwelling: 35 feet
- Accessory Building: 15 feet
- Commercial Building: 35 feet
- Industrial Building: 40 feet

Minimum Dwelling Ground Floor Area:

- 960 square feet – Single or Two-Family Dwellings
- 720 square feet – Multi-Family Dwelling

Minimum lot area to allow dwelling:

- 8,000 sq. feet – Single-Family with Community Sewage
- 15, 000 sq. feet – Single-Family with Individual Sewage
- 6,000 sq. feet – Two-Family with Community Sewage
- 8,000 sq. feet – Two-Family with Individual Sewage
- 3,000 sq. feet – Multi-Family with Community Sewage

All buildings may not cover more than 45% of the total lot area.

All accessory buildings may not cover more than 40% of the rear yard area.

Accessory Structures:

- Max size on lots less than one acre: 24 ft. x 28 ft
- Max size on lots one acre or larger: 40 ft. x 30 ft.

*Note: Special circumstances, such as Subdivision Covenants /Restrictions or corner lot location, may limit/alter building setbacks, construction, or accessories.

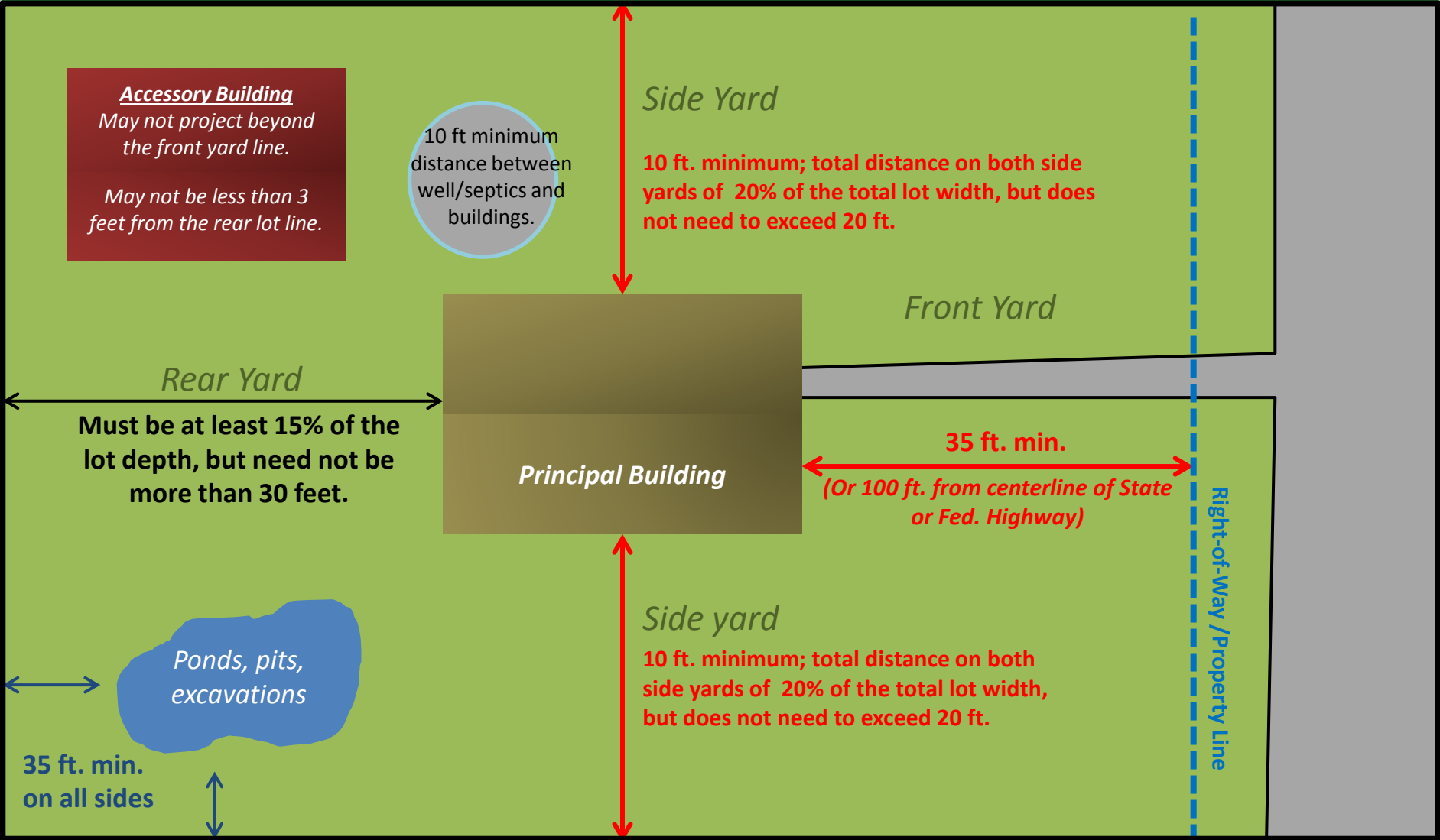
RMH: Residential Manufactured Home District

No area of less than 20 Acres may be zoned RMH

Permitted Uses/Structures

- Dwelling, Single-Family
- Manufactured, Modular, or Mobile Home per Section 7.00 Definition(s)
- Manufactured Home Residential Subdivision of at least 10 Lots, Properly Approved Per Ordinance 90-7
- Manufactured Home Community, Subject to Sections 7.00 and 7.10.
- Special Exceptions as Permitted Per Section 5.00

No livestock or poultry permitted.



Dwelling Requirements:

Maximum height (excluding chimneys, domes, etc):

- Single-Family Dwelling: 30 feet
- Multi-Family Dwelling: 35 feet
- Accessory Building: 15 feet
- Commercial Building: 35 feet
- Industrial Building: 40 feet

Minimum Dwelling Ground Floor Area for Single-Story

- 720 square feet

Minimum Dwelling Ground Floor Area if more than 1 story

- 960 for Single or Two-Family Dwelling
- 720 for Multi-Family Dwelling

Minimum lot area to allow dwelling:

- 10,000 sq. feet – Single-Family with Community Sewage
- 15,000 sq. feet – Single-Family with Individual Sewage
- 6,000 sq. feet – Two-Family with Community Sewage
- 12,000 sq. feet – Two-Family with Individual Sewage
- 3,000 sq. feet – Multi-Family with Community Sewage

All buildings may not cover more than 45% of the total lot area.

All accessory buildings may not cover more than 40% of the rear yard area.

Accessory Structures:

Max size on lots less than one acre: 24 ft. x 28 ft

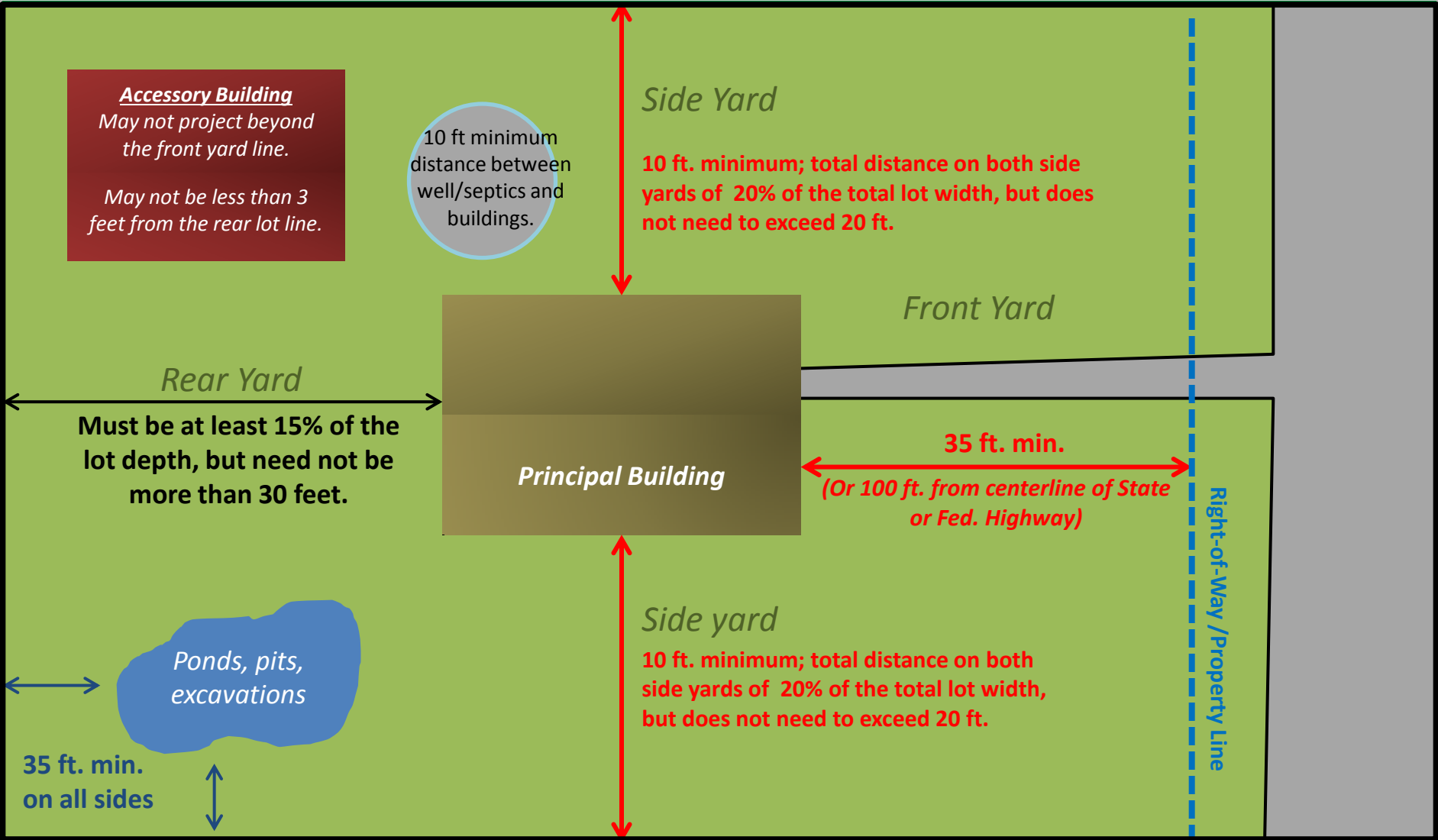
Max size on lots one acre or larger: 40 ft. x 30 ft.

***Note:** Special circumstances, such as Subdivision Covenants /Restrictions or corner lot location, may limit/alter building setbacks, construction, or accessories.

RMHA: Residential Manufactured Home District With Livestock Privilege

Permitted Uses/Structures

- Dwelling, Single-Family
- Manufactured, Modular, or Mobile Home per Section 7.00 Definition(s)
- Manufactured Home Residential Subdivision of at least 10 Lots, Properly Approved Per Ordinance 90-7
- Manufactured Home Community, Subject to Sections 7.00 and 7.10.
- Special Exceptions as Permitted Per Section 5.00



Dwelling Requirements:

Maximum height (excluding chimneys, domes, etc):

- Single-Family Dwelling: 30 feet
- Multi-Family Dwelling: 35 feet
- Accessory Building: 15 feet
- Commercial Building: 35 feet
- Industrial Building: 40 feet

Minimum Dwelling Ground Floor Area for Single-Story

- 720 square feet

Minimum Dwelling Ground Floor Area if more than 1 story

- 960 for Single or Two-Family Dwelling
- 720 for Multi-Family Dwelling

Minimum lot area to allow dwelling:

- 10,000 sq. feet – Single-Family with Community Sewage
- 15,000 sq. feet – Single-Family with Individual Sewage
- 6,000 sq. feet – Two-Family with Community Sewage
- 12,000 sq. feet – Two-Family with Individual Sewage
- 3,000 sq. feet – Multi-Family with Community Sewage

Privilege to keep livestock subject to the following:

- Hogs are not permitted
 - The minimum lot size: 1 Acre
 - Front yard minimum width: 100 ft.
 - Livestock and poultry are not permitted in the front yard.
 - All livestock/poultry must be confined to the property.
 - A lawful fence is required in order to confine the livestock/poultry to the property.
 - In a subdivision, land use may only be considered following a petition signed by all owners of record of property in the subdivision.
- Maximum livestock/poultry:**
- 36 rabbits and/or poultry, or
 - 1 horse, or 1 head of cattle, or
 - 3 sheep or goats.

All buildings may not cover more than 45% of the total lot area.

All accessory buildings may not cover more than 40% of the rear yard area.

Accessory Structures:

Max size on lots less than one acre: 24 ft. x 28 ft

Max size on lots one acre or larger: 40 ft. x 30 ft.

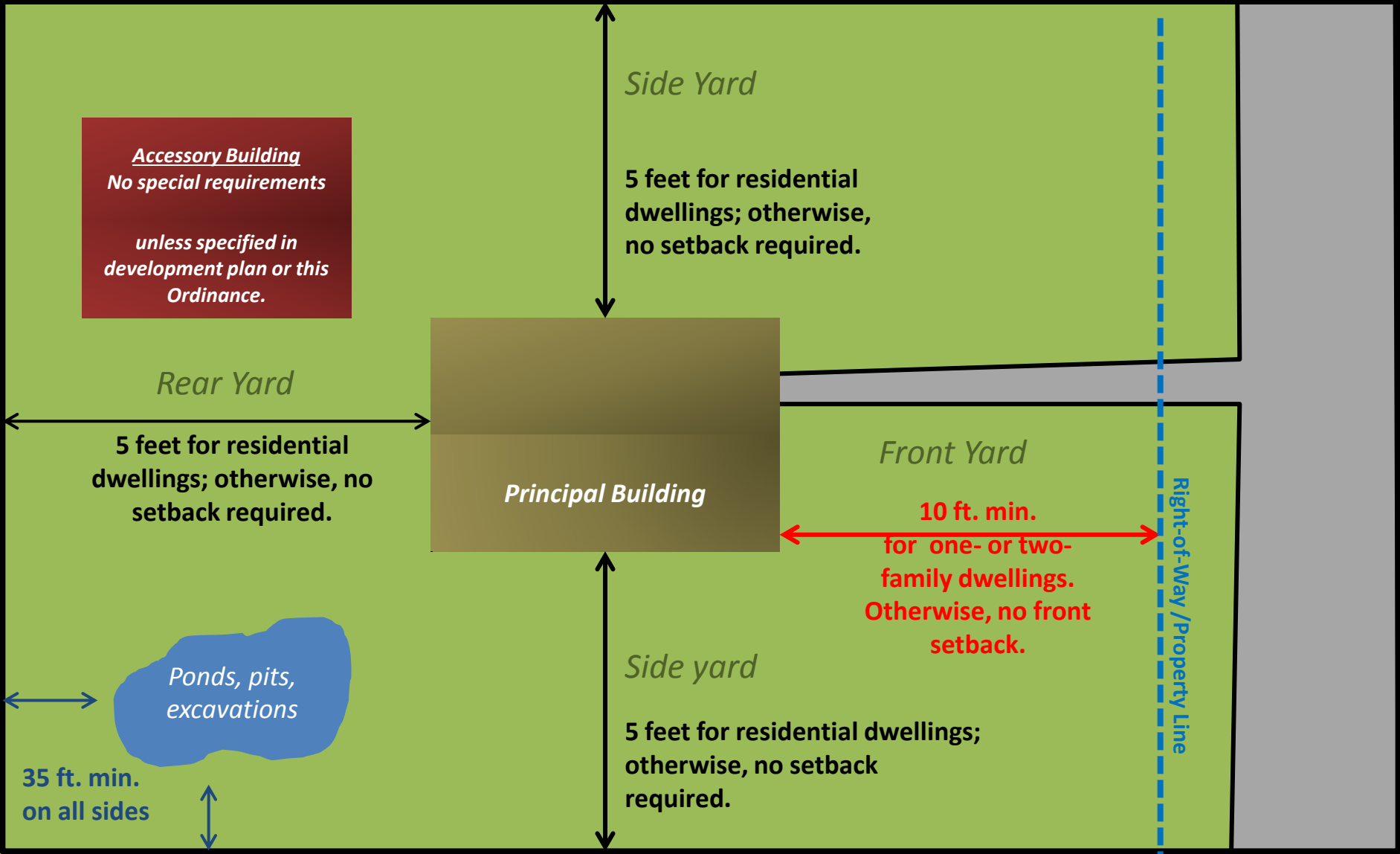
***Note:** Special circumstances, such as Subdivision Covenants /Restrictions or corner lot location, may limit/alter building setbacks, construction, or accessories.

MXD: Mixed Use Development District

Permitted Uses/Structures

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Church
- Healthcare Use
- Home Occupations Complying with Section 6.70
- Retail Sales Establishment
- Personal Convenience Stores
- Restaurant
- Day Care Center
- Bed and Breakfast Inn
- Hotel, Motel, Apartment Hotel
- Open Space Uses (Pending Plan Commission Approval)
- Transportation Uses (Pending Plan Commission Approval)
- Research Uses (Pending Plan Commission Approval)
- Educational Uses
- Essential Services (Pending Plan Commission Approval)
- Special Exceptions as Permitted Per Section 5.00
- Uses accessory to these are permitted on the same lot with principal uses, including accessory apartments

No livestock or poultry permitted.



Minimum Dwelling Ground Floor Area: 960 square feet

Minimum Non-Residential Area: 5,000 sq. feet per floor

Minimum lot area: 5,000 square feet

Maximum height (excluding chimneys, domes, etc):

- Single-Family Dwelling: 30 feet
- Multi-Family Dwelling: 35 feet
- Accessory Building: 15 feet
- Commercial Building: 35 feet
- Industrial Building: 40 feet

Off-street parking shall be provided as required per Zoning Ordinance 94-1, Section 6.60

Minimum standards for all uses on an approved development plan shall be as shown on the Development Plan, which must be prepared in accordance with Zoning Ordinance 94-1, Section 8.

Additional Parking Restrictions Per Ordinance 94-1, Section 6.60.

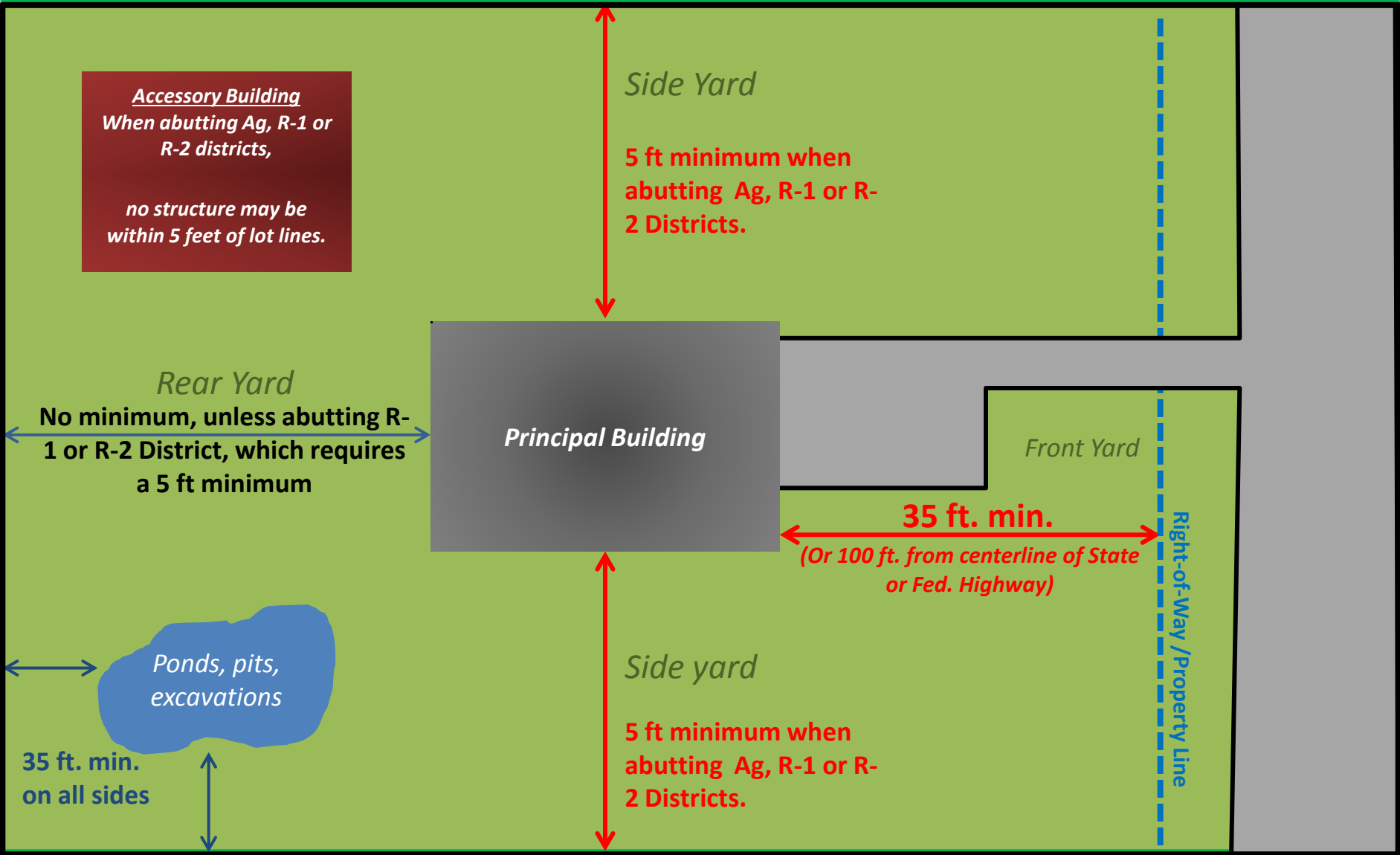
***Note:** Special circumstances, such as Subdivision Covenants /Restrictions or corner lot location may limit/alter building setbacks, construction, or accessories.

B-1: Local Business District

Permitted Uses/Structures

- Automobile Service Stations
- Day Care Centers
- General Retail Outlets
- Groceries, Supermarkets, and Restaurants
- Open Space Uses
- Outdoor Advertising as Permitted by Ordinance 7
- Professional and Business Services
- Residence, by Owner or Operator within Place of Business
- Self-Service Laundries
- Theaters, Other than Outdoor Theaters

No livestock or poultry permitted.



Non-Residential Structure may not exceed 1,500 Square Feet

Commercial Building Heights may not exceed 35 feet

No lot coverage restrictions, with exceptions of setbacks.

Additional Parking Restrictions Per Ordinance 94-1, Section 6.60.

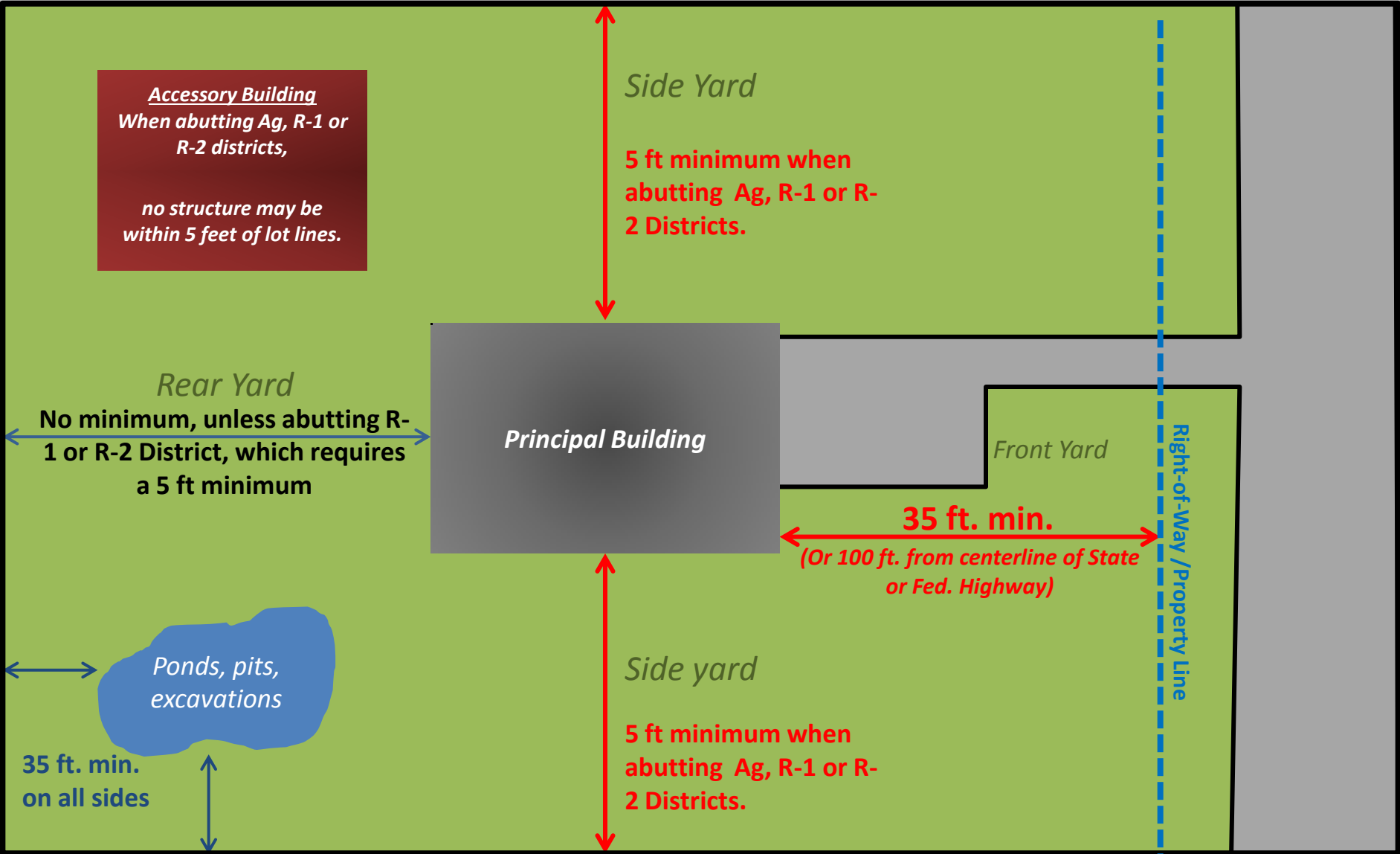
***Note:** Special circumstances, such as Subdivision Covenants /Restrictions or corner lot location may limit/alter building setbacks, construction, or accessories.

B-2: General Business District

Permitted Uses/Structures

- Automobile Service Stations
- Day Care Centers
- General Retail Outlets
- Groceries, Supermarkets, and Restaurants
- Open Space Uses
- Outdoor Advertising as Permitted by Ordinance 7
- Professional and Business Services
- Residence, by Owner or Operator within Place of Business
- Self-Service Laundries
- Theaters, Other than Outdoor Theaters
- Bed and Breakfast Inn
- Dry Cleaning Establishments
- Lumber and Building Material Sales Yards
- General Business Uses not Specifically Stated or Otherwise Implied
- Special Exceptions as Permitted Per Section 5.00
- Transportation Uses
- Shopping Centers
- Hotels and Motels
- Vehicle Parking Lots for Temporary Storage
- Vehicle Show Rooms

No livestock or poultry permitted.



Non-Residential Structure may not exceed 40,000 Square Feet

Commercial Building Heights may not exceed 35 feet

No lot coverage restrictions, with exceptions of setbacks.

Additional Parking Restrictions Per Ordinance 94-1, Section 6.60.

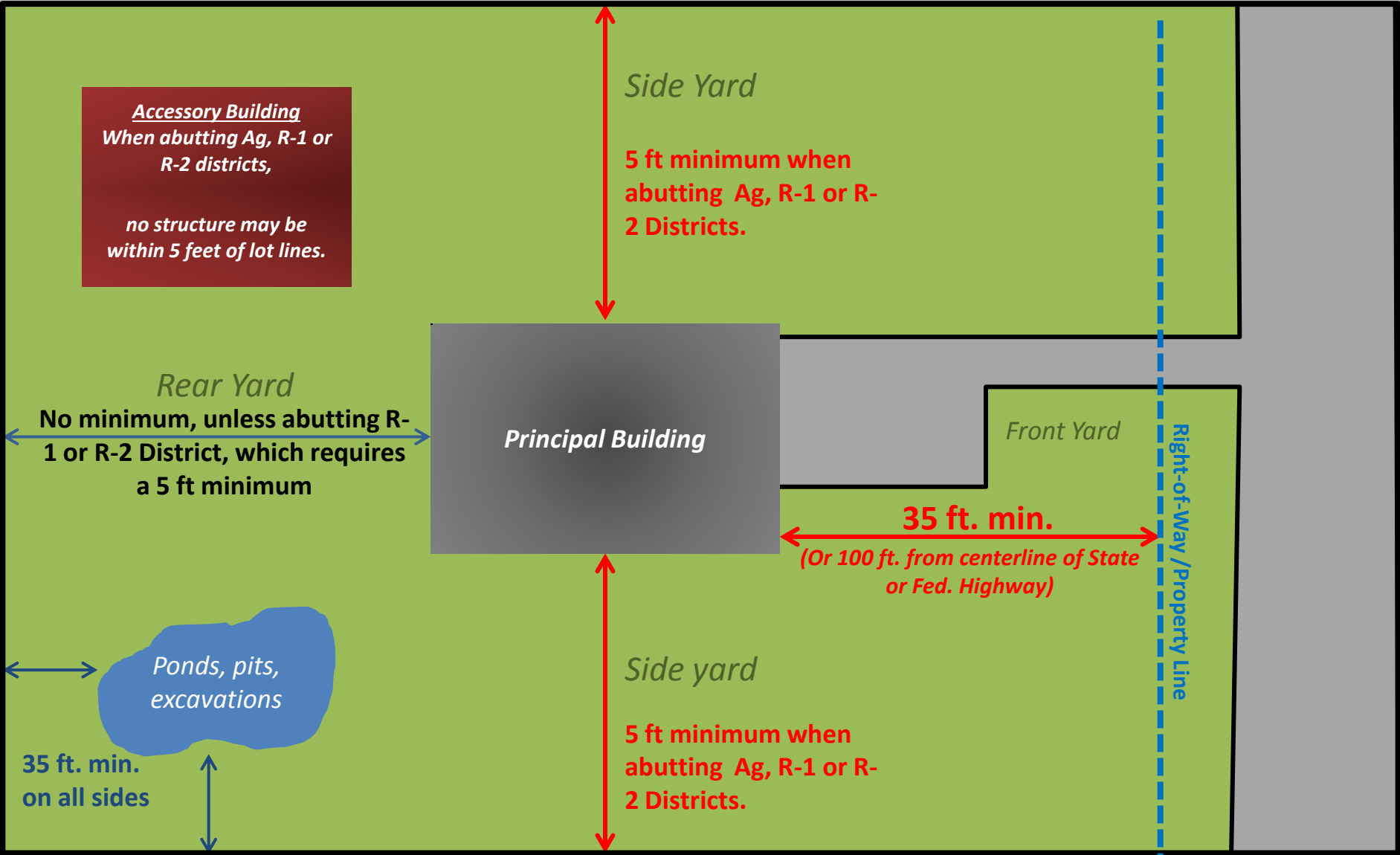
***Note:** Special circumstances, such as Subdivision Covenants /Restrictions or corner lot location may limit/alter building setbacks, construction, or accessories.

I-1: Light Industrial District

Permitted Uses/Structures

- Enclosed Industrial Uses including processing, refining, repairing of goods, materials, or products
- Engineering or Research Laboratories
- Vocational or Industrial Training Facilities
- Data Processing or Analysis
- Enclosed Warehousing, Packaging, Storage, or Distribution Facilities
- General Offices Associated with Industrial Use
- Office Complexes
- Printing or Publishing
- Utility Installations or Facilities
- Special Exceptions as Permitted Per Section 5.00

No livestock or poultry permitted.



Non-Residential Structure may not exceed 20,000 Square Feet

Commercial Building Heights may not exceed 35 feet
Industrial Building Heights may not exceed 40 feet

No lot coverage restrictions, with exceptions of setbacks.

Additional Parking Restrictions Per Ordinance 94-1, Section 6.60.

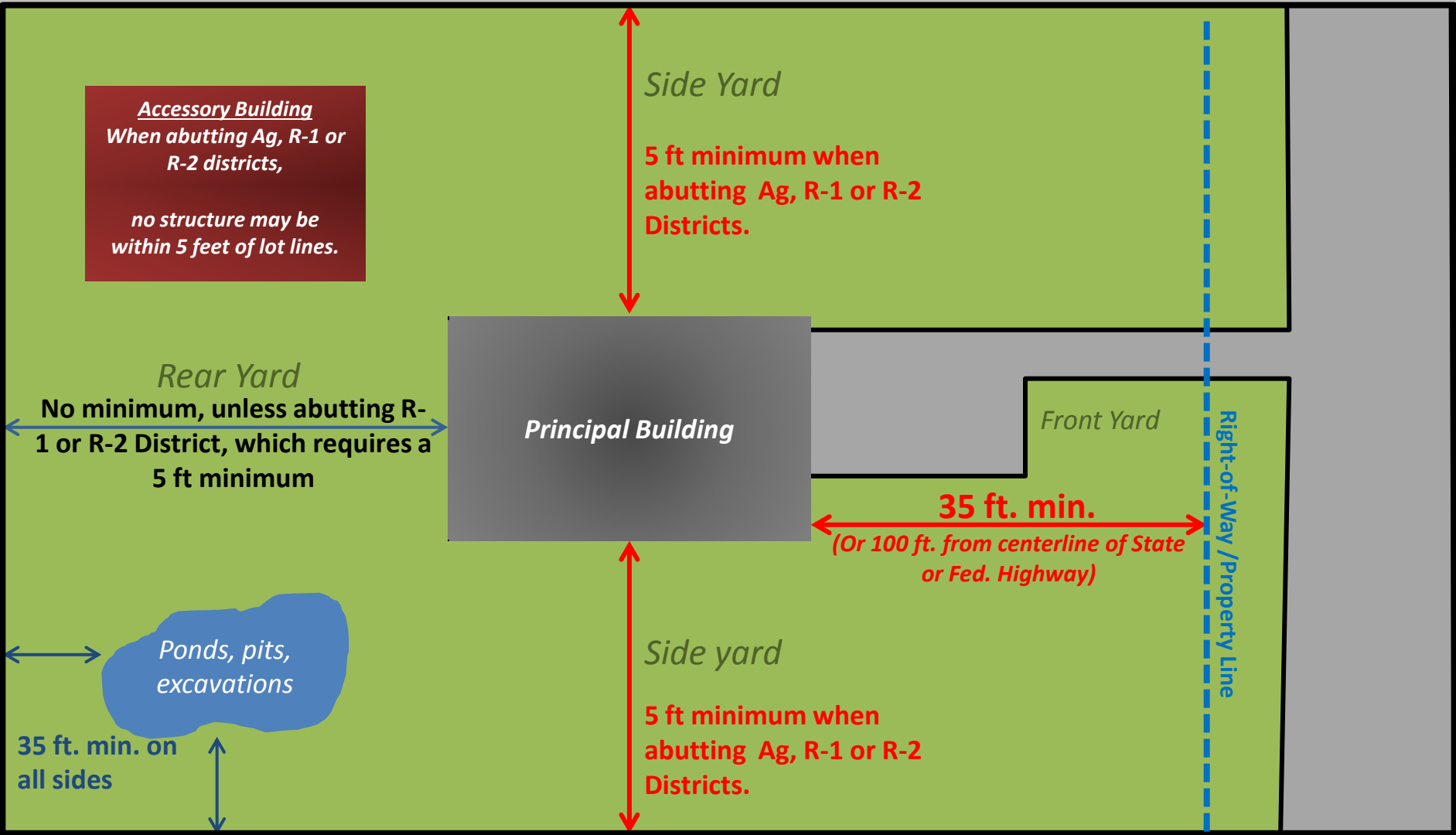
***Note:** Special circumstances, such as Subdivision Covenants /Restrictions or corner lot location may limit/alter building setbacks, construction, or accessories.

I-2: Heavy Industrial District

Permitted Uses/Structures

- Automobile Service Stations
- Day Care Centers
- General Retail Outlets
- Groceries, Supermarkets, and Restaurants
- Open Space Uses
- Outdoor Advertising as Permitted by Ordinance 7
- Professional and Business Services
- Residence, by Owner or Operator within Place of Business
- Self-Service Laundries
- Theaters, Other than Outdoor Theaters
- Bed and Breakfast Inn
- Dry Cleaning Establishments
- Lumber and Building Material Sales Yards
- General Business Uses not Specifically Stated or Otherwise Implied
- Mass transportation facilities, including rail yards, layover areas for transit vehicles
- All other uses of a manufacturing or fabricating nature, except those uses hereinafter listed in Section 5.00.
- Transportation Uses
- Shopping Centers
- Hotels and Motels
- Vehicle Parking Lots for Temporary Storage
- Vehicle Show Rooms
- Enclosed Industrial Uses including processing, refining, repairing of goods, materials, or products
- Engineering or Research Laboratories
- Vocational or Industrial Training Facilities
- Data Processing or Analysis
- Enclosed Warehousing, Packaging, Storage, or Distribution Facilities
- General Offices Associated with Industrial Use
- Office Complexes
- Printing or Publishing
- Utility Installations or Facilities

No livestock or poultry permitted.



Non-Residential Structure may not exceed 60,000 Square Feet

Commercial Building Heights may not exceed 35 feet
Industrial Building Heights may not exceed 40 feet

No lot coverage restrictions, with exceptions of setbacks.

Additional Parking Restrictions Per Ordinance 94-1, Section 6.60.

***Note:** Special circumstances, such as Subdivision Covenants /Restrictions or corner lot location may limit/alter building setbacks, construction, or accessories.