**THIS FORM IS FOR ZONING PURPOSES ONLY**
(APPROVAL DOES NOT SUPERCEDE OTHER REGULATIONS NOR DOES IT GUARANTEE THAT A PERMIT WILL BE ISSUED)

The following information is to be completed by Planning Staff:  

ZV#

Date received in Planning Department: __________________________ Reviewer’s Initials: __________________________

PROPERTY IDENTIFICATION:

Map #: ___________ District: ___________ Land Lot: ___________ Parcel: ___________

Zoning Map #: ___________ Flood Insurance Rate Map #: ___________

Street Name: __________________________ Street Classification: __________________________

Total Lot Acreage: ___________ Developable Lot Acreage (building site): ___________

Is the subject property within a Watershed, Stream Corridor, CRCP, or Groundwater Recharge District: (yes no). If yes, which one? __________________________ Est. Impervious Sq. Ft. ___________

ZONING INFORMATION:

Current Zoning District: ___________ Homestead Lot Designation (if applicable): ___________

Previous Zoning District: ___________ (If property platted and recorded prior to May 2, 2007)

Plat Book #: ___________ Plat Page #: ___________ Plat Date: ___________

Required Minimum Lot Width (@ front setback line): ___________ Required Minimum Floor Area: ___________

Minimum Setbacks: Front*: ___________ Side Interior: ___________ Side Corner: ___________ Rear: ___________

*100-foot front building setback along County and State right-of-way

The following information is to be completed by the property owner or representative:

PROPERTY OWNER/APPLICANT INFORMATION: (PLEASE PRINT IN INK)

Names of all property owners (on deed): __________________________

Owners Address: __________________________

Owners daytime phone number: __________________________

Name of Applicant/Contractor/Builder: __________________________

Applicant’s Address: __________________________

Applicant’s daytime phone number: __________________________

Applicant/Owner’s Signature: __________________________

APPLICANTS PROPOSAL: (PLEASE PRINT IN INK)

Use of Property: ___________ Square footage of Building (Heated): ___________

Setbacks: Front: ___________ Side Interior: ___________ Side Corner: ___________ Rear: ___________

Water Service: __________________________ Sewer Service: __________________________

Driveway: Paved _______ Gravel _______ Stories: One Story _______ Two Story _______

The following information is to be completed by the Planning Staff:

APPROVED BY: __________________________ DATE: __________________________

DENIED BY: __________________________ DATE: __________________________

REASON FOR DENIAL: __________________________
SUBMITTAL REQUIREMENTS FOR ZONING VERIFICATION

IN ORDER TO ACCURATELY PROCESS YOUR REQUEST FOR ZONING VERIFICATION, THE FOLLOWING ITEMS ARE REQUIRED TO BE SUBMITTED TO THE PLANNING DEPARTMENT ALONG WITH THE COMPLETED ZONING VERIFICATION FORM:

1. **RECORDED PLAT**: A recorded plat of the property which meets all applicable standard platting requirements, prepared by a Georgia Registered Land Surveyor with all of the following details depicted, drawn to scale, dimensioned and labeled:
   - **FLOODPLAIN INFORMATION** – A statement indicating whether the property or a portion of the property is located within the 100-year floodplain. If any portion of the property is designated within the floodplain, the boundary of the floodplain must be accurately indicated and labeled.
   - **TOTAL AND DEVELOPABLE ACREAGE** – The total acreage of the property and the acreage out of the 100-year floodplain.
   - **EXISTING STRUCTURES** - All existing structures and easements on-site indicated.
   - **SITE FEATURES** – All natural features, including drainage channels, bodies of water and other significant features.

2. **RECORDED DEED**: A copy of the recorded warranty deed indicating current ownership of the subject property.

3. **HOMESTEAD AFFADAVIT** for Residential Homestead Lot 1.6 (RHL 1.6) and Residential Homestead Lot 2.0 (RHL 2.0).

**Note**: Prior to the issuance of a zoning verification and in accordance with the Georgia Safe Dams Act, proposed structures which may be in a dam breach zone of a Category II Dam will be subject to review by the Georgia Safe Dams Program.

*** Approval or denial of the Zoning Verification Application by the Planning Department is based on information submitted by the applicant. A final decision shall be made within three (3) working days of the date the Planning Department received the completed form (reverse side) and all necessary documents which meet all of the above requirements. ***

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**Coweta County Minimum Dimensional Requirements for Residential Zoning Districts**

**RC (Rural Conservation)**

- 5-acre lot, well/septic, 300-ft. lot frontage/width, 1725 bldg sf, setbacks of 100-ft. front (county and state roads), 50-ft. front (other streets), 50-ft. rear and 25-ft. sides. If property is zoned RC, the minimum lot size may be reduced for a homestead lot if ALL of the minimum dimensional requirements for another single family zoning district (below) are met and in accordance with Article 7, Section 72, Item 2. of the Coweta County Zoning and Development Ordinance.

**Homestead Lots**

- **RHL 2.0**
  - 2-acre lot, well/septic, 220-ft. lot frontage/width, 1725 bldg sf, setbacks of 100-ft. front (county and state roads), 50-ft. front (other streets), 50-ft. rear, 15-ft. sides.

- **RHL 1.6**
  - 1.6-acre lot, must be served with Public water (no well), 220-ft. if on collector or arterial, 130-ft. lot frontage if local road, 130-ft. min. lot width, 1725 bldg sf, setbacks of 100-ft. front (county and state roads), 50-ft. front (other streets), 40-ft. rear, 10-ft. sides.

**CC (Cedar Creek)**

- Watershed protected area, lot size based on type of soil, see Article 23 for further information.