

**Board of Commissioners  
Agenda Item Transmittal Form  
Ordinance Transmittal Form**



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| <b>Type of Request:</b><br>Text Amendment Request - Case #2021-05 | County Clerk Use Only<br>Ordinance #: 2021- |
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| <input checked="" type="checkbox"/> <b>Submission Information</b><br><b>Contact Name:</b><br>Kalanos Johnson / Tiras Winn Petrea<br><br><b>Department:</b><br>Planning & Development | <input checked="" type="checkbox"/> <b>Information</b><br><b>Summary of Request:</b><br>February 9, 2021: First Reading.<br><br>A request by Rockdale County staff to modify UDO Sec. 206-8 (RM residential multi-family district) regarding development standards pursuant to comments made during the January 26, 2021 Zoning Public Hearing. This is the first step to address those comments.<br><br>During the second step, staff will perform an analysis of surrounding local jurisdictions, including the City of Conyers, regarding how they regulate townhome and multi-family uses and present the results and an ordinance in the Spring. |
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| <input checked="" type="checkbox"/> <b>Department Director/Elected Official Signature</b><br>I have reviewed the attached, and it is approved as to substance.<br>Signature: <i>Kalanos Johnson</i> Date: 2-2-21 | <input type="checkbox"/> <b>Chief of Staff Signature</b><br>I have reviewed the attached, and it is approved for processing.<br>Signature: <i>Joshua A. Clark</i> Date: 02-03-2021   |
| <input type="checkbox"/> <b>County Attorney Signature</b><br>I have reviewed the attached, and it is approved as to form.<br>Signature: _____ Date: _____  | <input type="checkbox"/> <b>Director of Legislative Affairs/County Clerk Signature</b><br>I have reviewed the attached, and it is approved for processing.<br>Signature: <i>Joshua A. Clark</i> Date: 02-03-2021<br>CHIEF OF STAFF |

**Notes and Comments:**  
 February 9, 2021: First Reading;  
 March 11, 2021: Planning Commission.

*2021-67*

**AN ORDINANCE TO AMEND THE TEXT OF SEC. 206-8 OF THE UNIFIED DEVELOPMENT ORDINANCE OF ROCKDALE COUNTY, AS AMENDED, REGARDING THE RM RESIDENTIAL MULTI-FAMILY DISTRICT; TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Unified Development Ordinance of Rockdale County (Subpart B – Planning and Development of The Code of Rockdale County, Georgia), as amended, governs land use and zoning, administration of the Ordinance, including definitions, and development and permitting; and

**WHEREAS**, provisions within the Unified Development Ordinance regulates multi-family residential buildings, including townhomes; and

**WHEREAS**, the existing Unified Development Ordinance regulations regarding multi-family residential buildings, including townhomes, requires revisions, including the development standards; and

**WHEREAS**, public hearings were held following public notice and all other requirements of Sec. 238-4 of the Unified Development Ordinance;

**NOW, THEREFORE BE IT ORDAINED** by the Board of Commissioners of Rockdale County, Georgia, and it is hereby ordained by the authority of same as follows:

**Section I**

That 206-8 RM residential multi-family district is hereby amended as follows:

*Note: Text to be enacted is shown in blue, bold, and underlined. Text to be repealed is shown in red, bold, and double strikethrough.*

- (a) **Purpose and intent.** The RM district is mainly comprised of multi-family residential buildings where surrounding land uses are compatible with higher-density residential development or suitable transitional buffers are provided per the requirements of chapter 328, article I. Appropriate areas must have adequate urban amenities and public facilities, including public water and sewer systems. Because density is increased, it is critical that all factors relating to drainage, topography, open space and other environmental impacts be examined carefully to ensure suitability. All RM developments shall be located on a major thoroughfare.
- (b) **Principal uses and structures.** Principal uses and structures permitted in the RM district are as listed in the UDO in section 218-1 table of permitted uses.
- (c) **Accessory uses and structures.** Accessory uses and structures shall be permitted in the RM district in accordance with section 218-1 table of permitted uses and provisions detailed in section 218-7 accessory use standards of the UDO.
- (d) **Special uses.** Special uses may be permitted in the RM district in accordance with section 218-1 table of permitted uses. Special uses shall be subject to approval of a special use permit and subject to the additional use standards established in section 218-13 of the UDO.
- (e) **Property development standards.** Property in the RM district may be developed in accordance with section 214-1 of the UDO, dimensional standards for zoning districts, table 1 development standards for residential zoning districts and the following provisions:

- (1) *Minimum lot width:* 60 feet for duplexes, 20 feet for townhomes and condominiums, otherwise 100 feet.
- (2) **Parking:**
  - a. **Townhomes:**
    - i. 2 car garages shall be provided, unless approved otherwise by the Board of Commissioners through a condition of zoning.
    - ii. Rear-load entry shall be provided, unless approved otherwise by the Board of Commissioners through a condition of zoning.
  - b. No parking is allowed in the required front yard outside of an approved driveway.
- (3) *Building size:* No building shall contain more than ~~six~~ eight dwelling units.
- (4) Buildings shall be separated by a minimum of 15 feet side-to-side, 40 feet front to back, front to front, or back to back.
- (5) The building shall be placed on a permanent foundation, either slab or pier, which meets the requirements of the Standard Building Code. A permanent foundation wall, or curtain wall, un-pierced, except for required ventilation and access, shall enclose the area located under the home to the ground level. Such a wall shall have a minimum thickness of 3.5 inches and shall be constructed of masonry, brick, or similar material. Installation shall meet or exceed any applicable rules or regulations promulgated by the Georgia Fire Safety Commissioner and shall be completed prior to permanent electrical service.
- (6) *Open space requirement.*
  - a. RM developments including more than 50 dwelling units must provide 400 square feet of landscaped outdoor recreation space per unit in the development.
  - b. Where abutting incompatible uses or districts, a buffer is required in conformance with chapter 328, article I of the UDO.
- (7) *Landscaping.* Front yards shall be sodded, and sites shall provide landscaping and tree protection and replacement as provided in article II of chapter 328 of the UDO.

### **Section III**

That all ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed.

### **Section IV**

That should any court of competent jurisdiction declare any section of this ordinance invalid or unconstitutional, such declaration shall not affect the validity of the ordinance as a whole, or any part thereof, which is not specifically declared to be invalid or unconstitutional.

**EFFECTIVE DATE:** This Ordinance shall become effective as of the date hereof.

ADOPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Oz Nesbitt, Sr., Chairman

\_\_\_\_\_  
Sherri L. Washington, Esq., Commissioner Post I

\_\_\_\_\_  
Dr. Doreen Williams, Commissioner Post II

Attest:

By: \_\_\_\_\_  
Jennifer Rutledge, County Clerk

Approved as to Form:

By: \_\_\_\_\_  
M. Qader A. Baig, County Attorney

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_