



# Rockdale County Unified Development Ordinance

**TABLE 2: Development Standards for Non-Residential Zoning Districts**

Zoning District	Minimum Lot Size	Maximum Gross Density Sq. Ft./Acre	Max. Height	Min. Lot Width	Min.; Front Setback 1	Min. Side Setback 1,2	Min. Back Setback 1	Max. % Imperv.	Min. % Open Space
CID 3	.75 Acres	15,000	60 ft 4	100 ft.	40 ft.	10/15 ft.	40 ft.	75	10
O-I	10,000 sq. ft.	25,000	50 ft.	50 ft.	25 ft.	10/25 ft.	35 ft.	75	0
NC3	1 Acre	12,000	50 ft 4	100 ft.	40 ft.	10/15 ft.	40 ft.	75	0
C-1	10,000 sq. ft.	10,000	50 ft.	75 ft.	15 ft.	0/15 ft.	35 ft.	75	0
C-2	15,000 sq. ft.	15,000	50 ft.	100 ft.	25 ft.	10/25 ft.	35 ft.	75	0
MxD 3	1 Acre	20,000	75 ft. 4	100 ft.	See 206-14			75	15
OBP	5 Acres	15,000	50 ft.	100 ft.	25 ft.	15/25 ft.	40 ft.	75	0
M-1	1 Acre	15,000	50 ft.	100 ft.	40 ft.	25/50 ft.	50ft.	75	0
M-2	10 Acres	20,000	60 ft.	200 ft.	50 ft.	25/50 ft.	50 ft.	75	0

Notes for Table 2:

1. Minimum required setbacks do not include buffers, if required by chapter 328, article I of the UDO.
2. Larger side yards dimension is for corner lots.
3. Zoning district is only applicable within the Salem Road Corridor Overlay District.
4. Buildings over 35 feet in height shall be a minimum of 75 feet from property lines of adjacent single-family residential property.

**TABLE 3: Minimum Floor Area for RM, MUR and MxD Zoning Districts**

RM - Multi-Family	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	700 sq. ft.	850 sq. ft.	1,000 sq. ft.	1,150 sq. ft.	1,200 sq. ft.
MUR- Mixed-use Residential, and MxD - Mixed-use Development	Efficiency	Two-family dwellings and townhouses 1 Bedroom	Two-family dwellings and townhouses 2 Bedroom	Two-family dwellings and townhouses 3 Bedroom	Single-Family Detached or Single-Family Zero Lot Line dwelling
	Not Allowed	900 sq. ft.	1,200 sq. ft.	1,400 sq. ft.	1,800 sq. ft.

**Sec. 214-2. Building projections into yards.**

- (a) No part of a lot's required yard, setback, buffer or open space shall be included as part of the yard, setback, buffer or open space required for another lot, except as specifically provided for herein.
- (b) Architectural features such as cornices, eaves, steps, gutters and fire escapes may project not more than three feet beyond any required setback line, except where such projections would obstruct access for service and/or emergency vehicles; provided, however, that canopies that extend from faces of buildings over sidewalks or entryways to shelter pedestrians shall be allowed to encroach into required setbacks so long as they are no closer than five feet to the street right-of-way line.

**Sec. 214-3. Corner Lots.**

The side of a corner lot fronting on the street with the highest functional classification, according to the Rockdale County/City of Conyers Functional Classification System, shall be deemed to be the front of the lot. If both streets have the same functional classification, then the front of the lot shall be deemed to be the side with the least street frontage.