



Rockdale County Unified Development Ordinance

Chapter 214 STANDARDS APPLYING TO ALL DISTRICTS

Sec. 214-1. Dimensional standards of zoning districts.

Dimensional standards for zoning districts are summarized in Tables 1, 2 and 3. See chapter 206 for additional standards. Should a standard in Table 1, 2, or 3 conflict with a standard in chapter 206, the chapter 206 standards shall apply.

TABLE 1: Development Standards for Residential Zoning Districts

Zoning District	Minimum Lot Size	Maximum Gross Density	Min. Lot Width	Min. Front Setback	Min. Side Setback 1,2	Min. Rear Setback	Min. Floor Area	Max. % Imperv.	Min. % Open Space	Max. Bldg. Height	Min. Lot Depth
		Units/Acre									
W-P	2 Acres 11	0.3	150 ft.	35 ft.	30 ft.	60 ft.	1,600 sq. ft.	10	0	35 ft.	400 ft.
A-R	1 Acre 8	1.0	120 ft.	40 ft.	10/30 ft.	50 ft.	1,600 sq. ft.	15	0	35 ft.	250 ft.
R-1	30,000 sq. ft.	1.45	100 ft.	25 ft.	10/30 ft.	40 ft.	1,600 sq. ft.	20	0	35 ft.	150 ft.
R-2	14,000 sq. ft. 7	5.8	80 ft.	35 ft.	10/25 ft.	35 ft.	1,600 sq. ft.	30	20	45 ft.	120 ft.
CRS	10,000 sq. ft.	3.14	70 ft.	20 ft.	7.5 ft.	25 ft.	1,800 sq. ft.	25	30	35 ft.	
CSD 3,5	6,000 sq. ft.	2.43	60 ft.	Max. 25 ft.	10 ft.	40 ft.	1,800 sq. ft.	25	30	35 ft.	
MUR 5	2,500 sq. ft.	8	25 ft.	25 ft.	10/15 ft.	25 ft.	Table 3	50	15	45 ft. 9	
RM	2 acres	12	60 ft. 10	15 ft.	10/15 ft.	25 ft.	Table 3	60	400 sq. ft./unit 6	35 ft.	

Notes for Table 1:

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. Density subject to increase through bonuses. See subsection 206-6(e) (10) and subsection 210-2(j) (2).
4. Application of density to tract land area excludes Primary Conservation Area.
5. Zoning district is only applicable within the Salem Road Corridor Overlay District.
6. 400 square feet of open space or outdoor recreation per dwelling unit is required for multi-family residential developments with more than 50 dwelling units. See subsection 218-13(s).
7. 7,500 square feet required per unit, 14,000 square feet per duplex.
8. Minimum lot size for residences with private stables: three acres; minimum lot size for agriculture and forestry uses: five acres.
9. Building height may be increased to 50 feet if a permitted supportive commercial use is provided on ground floor. Buildings over 35 feet in height shall be a minimum of 75 feet from property lines of adjacent single-family residential property.
10. Duplex lot shall have a minimum lot width of 100 feet.
11. W-P district restricts residential property development to one lot per three acres, with a minimum lot size of two acres.