

AN ORDINANCE TO AMEND THE TEXT OF SEC. 106-1 (DEFINITIONS), SEC. 218-1 (PERMITTED USE TABLE), SEC. 218-13 (STANDARDS OF USE AND DEVELOPMENT) OF THE UNIFIED DEVELOPMENT ORDINANCE OF ROCKDALE COUNTY, AS AMENDED, REGARDING MINI-WAREHOUSES AND SELF-STORAGE UNITS; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

WHEREAS, Title 2 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; and

WHEREAS, provisions within the Unified Development Ordinance pertaining to Mini-warehouses and self-storage units in order to create standardized regulations and criteria governing the location and density of Mini-warehouses and self-storage units sites so as to protect the health, safety, climate, welfare, and economic growth; 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 Sec. 106-1 entitled “Definitions” subsection (c) entitled “Definitions” is hereby amended by deleting the following:

Mini-warehouse and self-storage unit: A building or group of buildings that contain(s) individual, compartmentalized stalls or lockers used for storage, including accessory office, but not including retail sale on the premises, commercial repair or other services, manufacturing, outside storage, or any other commercial use.

Section II

That Sec. 106-1 entitled “Definitions” subsection (c) entitled “Definitions” is hereby amended by enacting the following:

Self-Storage/Mini (also known as Mini-warehouse): A single-story commercial structure with interior or exterior access to storage units, non-climate controlled or climate controlled, exterior metal doors, allows outside storage, and truck rental.

Self-Storage/Secured: A single-story or multi-story commercial structure with interior access to storage units which are not visible from the exterior of the structure, is climate controlled, and does not allow outside storage or truck rental.

Section III

That Sec. 218-1 entitled “Table of Permitted Uses” is hereby amended by deleting Mini-warehouses and Self-Storage Units:

NAICS Code	Uses	Sec. 218-13	A-R	R-1	R-2	CRS	CSD	CUD	MRU	RM	CID	O-I	NC	MxD	C-1	C-2	OBP	M-1	M-2	CSO
493110	Mini-warehouses and Self-Storage Units	(uu)																P	P	

Section IV

That Sec. 218-1 entitled “Table of Permitted Uses” is hereby amended by enacting the following:

NAICS Code	Uses	Sec. 218-13	A-R	R-1	R-2	CRS	CSD	CUD	MRU	RM	CID	O-I	NC	MxD	C-1	C-2	OBP	M-1	M-2	CSO
531130	Self-Storage/Mini (Mini-warehouse)	(uu)														S		P	P	
531130	Self-Storage/Secured	(uu)														P		P	P	

Section V

That Sec. 218-13 entitled “Supplemental standards of use and development” is hereby amended by deleting the existing subsection (uu) and enacting the following:

(uu) *Self-Storage/Mini and Self-storage/Secured Facilities.*

- (1) A 75-foot-wide buffer shall be required for new construction when abutting residential property. A 50-foot-wide buffer shall be required for the conversion of an existing building when abutting residential property.
- (2) Buildings shall have a pitched roof with pitch of at least 4:12.
- (3) Sales and rental of merchandise shall be permitted onsite. Such sales or rental are limited to the sale or rental of merchandise directory associated with and accessory to the business of providing residential storage and moving facilities to the general public. Such sales or rentals may be conducted by the operator of the facility only. The sale or rental of merchandise by individual tenants of the facility is specifically prohibited. Auctions of property abandoned by tenants of the facility or property seized for non-payment of the rent may be held onsite by the operators of the facility when conducted in compliance with applicable state laws.
- (4) Access shall be only to streets classified as arterials by Rockdale County. See subsection (12) below for the C2 Zoning District.
- (5) If outdoor storage is onsite, it shall comply with Sec. 218-13(yy). Storage of vehicles, boats, and trailers shall be located to the rear of the self-storage buildings. Covered vehicle storage shall be allowed provided it does not exceed 25 percent of the overall gross square

footage of all storage buildings and shall maintain the same architectural character of the principal self-storage buildings.

- (6) No outdoor speakers or amplification shall be permitted.
- (7) All exterior lighting shall be located and designed with automatic cut-offs to minimize glare on adjacent occupied properties. Ground-mounted floodlights shall be screened with planting or other means so that the light source is not visible. The use of flashing, rotating, or oscillating lighting is prohibited in any manner that may be visible from the exterior of buildings. No light standard shall be installed that extends above the height of the tree canopy. No lighting element of any kind shall be placed upon any structure so as to extend above the height of the tree canopy. If a self-service storage facility abuts a residentially zoned property, outdoor lighting shall have a maximum height of 15 feet. No light spillage of any kind is permitted above said tree canopy except as may be otherwise required by any applicable requirement of federal, state, or local law.
- (8) An office, accessory to the operation of the facility shall be permitted onsite.
- (9) Building access:
 - a. Self-Storage/Mini (Mini warehouse) facilities may have exterior access to the individual storage units.
 - b. Self-Storage/Multi (Secured Storage) facilities shall not have direct exterior access to individual storage units; all individual storage unit access shall be internal. Vehicle loading/unloading bays shall only be located on the side or rear of the multistory self-storage building, and not facing a street. Vehicle loading/unloading bays on the side of the multistory self-storage building shall require a canopy.
- (10) All buildings shall maintain a decorative facing on those portions of the building which face public streets and any property zoned residential or agricultural-residential. The decorative facing shall consist of fiber-cement siding (i.e., Hardiplank), wood siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco), or metal siding which establishes a horizontal pattern. The transportation corridor overlay zone architectural requirements shall control when applicable. All storage buildings shall maintain the same architectural character.
- (11) Aisle ways adjacent to storage unit bays doors shall be used both for circulation and temporary customer parking while using storage units. The minimum width of these aisle ways shall be 25 feet as measured from the closest part of the structure including any overhang.
- (12) Shall not be permitted within the Salem Road Corridor Overlay District.
- (13) When in the C2 Zoning District, the following shall also apply:
 - a. Shall be permitted only on state highways or when adjacent to an interstate highway as defined in Sec. 106-1(c).
 - b. The board of commissioners shall also consider each of the following criteria when considering an application for Self-Storage/Mini (Mini warehouse):
 - i. Whether the facility is sufficiently buffered by distance and landscaping relative to its nearby land uses, especially residentially zoned property. This shall include residential uses separated from the site by local right-of-way.

- ii. Whether the facility is of sufficient architectural quality including façade materials, accents, fenestration, exterior painted surfaces, and similar architectural detailing to be in harmony with the surrounding community's character, especially in designated activity centers and commercial redevelopment corridors.
- iii. Whether the facility meets the goals of the Comprehensive Plan, small area plan, or character area including degree of pedestrian orientation and targeted economic development sectors.

Section VI

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

Section VII

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 28 **DAY OF** September, 2021.

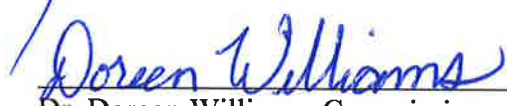
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



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: 7/27/2021

Second Reading: 9/28/2021