

**AN ORDINANCE TO AMEND THE TEXT OF SEC. 206-4 (R-2 TWO-FAMILY (DUPLEX) RESIDENTIAL DISTRICT) OF THE UNIFIED DEVELOPMENT ORDINANCE OF ROCKDALE COUNTY, AS AMENDED REGARDING STRUCTURES WITH ONLY TWO TOWNHOME UNITS; TO REPEAL CONFLICTING LAWS; 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 structures with only two single-family attached (townhomes) units require revision in order to create standardized regulations and criteria governing the location of florists so as to protect the health, safety, climate, and welfare;

**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. 206-4 entitled “R-2 two-family (duplex) residential district” is hereby amended by enacting the following:

R-2 two-family residential district

- (a) Purpose and intent. The R-2 district is intended to provide for two-family residences (duplexes) **and two single-family attached (townhomes) dwellings** on moderate size lots served by county water and county wastewater treatment systems.
- (b) Principal uses and structures. Principal uses and structures permitted in the R-2 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 R-2 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 R-2 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 R-2 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.

**Section II**

That all ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed.

**Section III**


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** 22 **DAY OF** March, 2021.


**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**

  
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Oz Nesbitt, Sr., Chairman

  
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Sherri L. Washington, Esq., Commissioner Post I

  
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Dr. Doreen Williams, Commissioner Post II

Attest:

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

Approved as to Form:

By:   
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M. Qader A. Baig, County Attorney

First Reading: 9/20/2021

Second Reading: 3/22/2022