

AN ORDINANCE TO AMEND THE TEXT OF SEC. 214-5 (ONE PRINCIPAL USE AUTHORIZED PER LOT) OF THE UNIFIED DEVELOPMENT ORDINANCE OF ROCKDALE COUNTY, AS AMENDED; 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 Principal Uses require revision in order to create standardized regulations and criteria governing their location 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. 214-5 entitled “One Principal Use Authorized Per Lot” is hereby amended by enacting the following:

Only one principal use shall be authorized on each lot except where otherwise specifically authorized within AR, a nonresidential or mixed-use zoning district including CID, OI, NC, C1, C2, M1, M2, OBP, MUR, and MxD.

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That all ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed.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

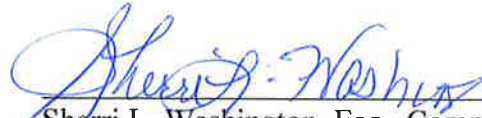
EFFECTIVE DATE: This Ordinance shall become effective as of the date hereof.

ADOPTED AND APPROVED THIS 10th **DAY OF** August, 2021.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman

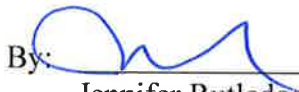


Sherri L. Washington, Esq., Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

Attest:



Jennifer Rutledge, County Clerk

Approved as to Form:



M. Qader A. Baig, County Attorney

First Reading: June 22, 2021

Second Reading: August 10, 2021

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



Type of Request: TEXT Case #2021-16		County Clerk Use Only Ordinance #: 2021- 37
☒ Submission Information Contact Name: Kalanos V. Johnson / Tiras Winn Petrea Department: Planning & Development	☒ Information Summary of Request: Second Reading: A request by County Staff to amend Sec. 214-5 (One Principal Use Authorized Per Lot).	
☒ Department Director/Elected Official Signature I have reviewed the attached, and it is approved as to substance. Signature: <i>[Signature]</i> Date: 7-23-21	☐ Chief of Staff Signature I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____	
☐ County Attorney Signature I have reviewed the attached, and it is approved as to form. Signature: _____ Date: _____	☐ Director of Legislative Affairs/County Clerk Signature I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____	

Notes and Comments:

June 15: First Reading Work Session;
 June 22: First Reading Voting Session;
 July 8: Planning Commission;
 July 22: Zoning Public Hearing;
 August 3: Second Reading Work Session;
 August 10: Second Reading Voting Session