

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, GEORGIA, AS AMENDED, REGARDING MINI-STORAGE WAREHOUSES AND SELF-STORAGE UNITS; AND AMENDING THE SUPPLEMENTAL REGULATIONS RELATED THERETO; 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-Storage Warehouses and Self-Storage Units to create standardized regulations and criteria governing the location and density of Mini-Storage Warehouses and Self-Storage Units sites 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:

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.

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

Section II

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

Mini-Storage Warehouses: A structure or group of structures for storage of customers’ personal property, goods and/or wares where individual stalls or lockers are rented out to different tenants for storage and where no stall or locker exceeds 500 square feet of floor area with interior or exterior access to storage units, non-climate controlled or climate controlled, exterior metal doors.

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
531130	Self-Storage/Mini (Mini-warehouse)	(uu)														S		P	P	
531130	Self-Storage/Secured	(uu)														P		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	Suppl Reg?	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	Mini-Storage Warehouses	(uu)	Yes																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) *Mini-Storage Warehouses.*

- (1) Minimum lot size is 5 acres
- (2) The perimeter of any *Mini Storage Warehouses* must be completely screened by fencing or landscaping in addition to a 150-foot undisturbed buffer if adjacent to a residential zoning district.
- (3) *Mini-Storage Warehouses* are permissible in the M-1(P), M-2(P) with supplemental regulations.
- (4) Buildings shall have a pitched roof with a pitch of at least 4:12.
- (5) No sale of merchandise or flea markets shall be conducted on the property.
- (6) Access shall be only to streets classified as arterials by Rockdale County.

- (7) No outdoor storage is permitted. This prohibition includes, but is not limited to, the storage of vehicles, recreational vehicles, boats and watercraft.
- (8) No outdoor speakers or amplification shall be permitted.
- (9) 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 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.
- (10) An office accessory to the operation of the facility shall be permitted onsite, including security and leasing offices and the rental of trucks or equipment.
- (11) Building access:
 - a. Mini Storage Warehouses may have exterior access to the individual storage units.
 - b. Mini Storage Secured Storage Warehouses 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.
- (12) 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, and stucco (including synthetic stucco).
- (13) Traffic lane widths on the lot shall be established to provide for the adequate circulation, safety, and accessibility of trucks, cars, and individuals who utilize dead storage in such facilities.
 - I. The minimum traffic lane width shall be twenty-five (25) feet.
 - II. The maximum traffic lane width shall be forty (40) feet.
 - III. Traffic flow patterns, directional signage, and painted land markings with arrows shall also be clearly marked.
 - IV. To ensure appropriate access and circulation by emergency vehicles and equipment, the turning radii of the aiseways shall be approved by the county DOT and the fire marshal at the time of preliminary plan review.

- V. There shall be no aisleway or other vehicular access ways located in the buffer area or within the designated rights-of-way.
- VI. Should be permitted only on state highways or when adjacent to an interstate highway as defined in Sec. 106-1(c).
 - a. The board of commissioners shall also consider each of the following criteria when considering an application for Mini-Storage Warehouses:
 - 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.

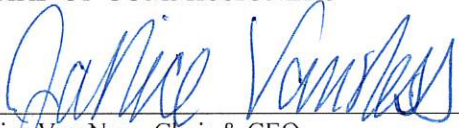
Section VII

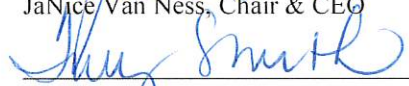
Should any court of competent jurisdiction declare any section of this ordinance invalid or unconstitutional, such declaration shall not affect the validity of the ordinance, or any part thereof, which is not specifically declared to be invalid or unconstitutional.

This Ordinance shall become effective upon adoption.

ADOPTED AND APPROVED THIS 8th DAY OF April, 2025.

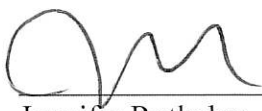
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**


JaNice Van Ness, Chair & CEO

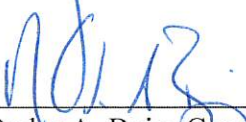

Tuwanya C. Smith, Commissioner Post I


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: 2/25/25

Second Reading: 4/8/25