

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF ROCKDALE COUNTY, GEORGIA, TO AMEND SUBPART B – PLANNING AND DEVELOPMENT OF THE CODE OF ORDINANCES OF ROCKDALE COUNTY; TO REPEAL AND REPLACE SPECIFIED CHAPTERS, ARTICLES, AND SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE; TO ADOPT A REORGANIZED UNIFIED DEVELOPMENT ORDINANCE CONSISTING OF ARTICLES 1 THROUGH 20; TO INCORPORATE THE ADOPTED ARTICLES INTO THE CODE OF ORDINANCES OF ROCKDALE COUNTY; TO PROVIDE FOR TRANSITIONAL PROVISIONS; TO PRESERVE CERTAIN EXISTING APPROVALS, PERMITS, VESTED RIGHTS, AND STORMWATER UTILITY REGULATIONS; TO AUTHORIZE CODIFICATION, RENUMBERING, AND TECHNICAL CORRECTIONS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, Rockdale County is authorized to exercise zoning and land development powers pursuant to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia and the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq.; and

**WHEREAS**, the Board of Commissioners has conducted the required public hearings following recommendation by the Planning Commission; and

**WHEREAS**, the Board of Commissioners finds that certain existing chapters, articles, and sections of the Unified Development Ordinance should be repealed, amended, reorganized, or replaced with new Articles in order to modernize the County's development regulations, eliminate obsolete provisions, improve administrative procedures, and implement current planning practices; and

**WHEREAS**, the Board of Commissioners has reviewed the "UDO Crosswalk and Coverage Audit" attached hereto as Exhibit A, which identifies each chapter, article, and section repealed by this Ordinance and the corresponding Article or provision adopted in its place, and finds that said schedule accurately reflects the legislative intent of this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of Rockdale County, Georgia, as follows:

**SECTION 1. REPEAL AND REPLACEMENT OF SPECIFIED PROVISIONS OF SUBPART B – PLANNING AND DEVELOPMENT.**

The Board of Commissioners hereby finds that the provisions identified in Exhibit A, entitled "UDO Crosswalk and Coverage Audit," have been reviewed and determined to require repeal, amendment, reorganization, consolidation, or replacement in order to modernize the Unified Development Ordinance, improve its organization and administration, eliminate obsolete provisions, and implement the goals and policies of the Rockdale County Comprehensive Plan.

Accordingly, those chapters, articles, divisions, sections, and subsections of Subpart B – Planning and Development of the Code of Ordinances of Rockdale County identified in Exhibit A are hereby repealed effective upon the effective date of October 1, 2026.

2026-357

Simultaneously with the repeal of such provisions, the replacement Articles identified in Exhibit A are hereby adopted as the successor provisions of the Unified Development Ordinance and shall constitute the official land development regulations of Rockdale County as codified in Subpart B – Planning and Development.

The repeal and replacement authorized by this Ordinance includes provisions that have been:

1. Reorganized into new Articles;
2. Consolidated with other provisions;
3. Renumbered for improved organization;
4. Amended to reflect current federal, state, and local law;
5. Removed where determined to be obsolete, duplicative, or no longer necessary; or
6. Replaced by newly adopted provisions addressing the same or substantially similar subject matter.

The repeal and replacement of existing code provisions shall not be construed to invalidate any administrative interpretation, permit, approval, condition, variance, development agreement, or other lawful action previously taken under the former regulations except as otherwise expressly provided in this Ordinance.

The specific chapters, articles, and sections repealed and the corresponding replacement Articles are identified in Exhibit A, which is attached hereto and incorporated herein by reference as though fully set forth herein.

Unless expressly identified in Exhibit A as being repealed, amended, or superseded, all remaining provisions of the Code of Ordinances of Rockdale County shall remain in full force and effect.

Without limiting the foregoing, Chapter 310, Article V – Stormwater Utility, including all sections contained therein, is expressly excluded from the repeal authorized by this Ordinance and shall remain in full force and effect until amended or repealed by subsequent ordinance of the Board of Commissioners.

## **SECTION 2. ADOPTION OF NEW SUBPART B – UNIFIED DEVELOPMENT ORDINANCE.**

The Board of Commissioners hereby adopts the document entitled "Unified Development Ordinance of Rockdale County, Georgia," attached hereto as Exhibit B and incorporated herein by reference as though fully set forth in this Ordinance.

The Unified Development Ordinance shall constitute Subpart B – Planning and Development of the Code of Ordinances of Rockdale County and shall supersede those provisions repealed pursuant to Section 1 of this Ordinance and as identified in Exhibit A.

The Unified Development Ordinance is organized into Articles for the purpose of improving the administration, interpretation, and application of the County's land development regulations. The adoption of the Articles shall not be construed as creating new zoning districts, approvals, or entitlements except as expressly provided therein.

**SECTION 3. CONTINUATION OF PRIOR APPROVALS AND CONDITIONS.**

All zoning conditions, special use permits, variances, development approvals, permits, vested rights, and other legislative or quasi-judicial decisions lawfully granted prior to adoption of this Ordinance shall remain valid and enforceable in accordance with their terms. Such prior approvals and conditions shall not be deemed nonconforming solely as a result of adoption of this Ordinance.

**SECTION 4. TRANSITIONAL APPLICATIONS.**

Applications submitted prior to the effective date of this Ordinance shall be governed by the transitional provisions contained within the Unified Development Ordinance adopted herein.

**SECTION 5. CODIFICATION; RENUMBERING; TECHNICAL CORRECTIONS.**

It is the intent of the Board of Commissioners that the Unified Development Ordinance adopted herein be fully integrated into the Code of Ordinances of Rockdale County and codified as Subpart B – Planning and Development.

The County Attorney, Clerk, and codifier (including Municode) are hereby authorized to:

1. Renumber, re-letter, and reformat sections and subsections as necessary for codification;
2. Correct typographical, grammatical, citation, and formatting errors;
3. Update internal cross-references to conform to final codified numbering;
4. Make editorial changes necessary to ensure consistency with the Code of Ordinances;

Provided that no such editorial changes shall alter the substantive meaning or intent of any provision adopted by this Ordinance.

**SECTION 6. SEVERABILITY.**

Should any section, subsection, sentence, clause, or phrase of this Ordinance or the Unified Development Ordinance adopted herein be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions, which shall remain in full force and effect.

**SECTION 7. REPEAL OF CONFLICTING ORDINANCES.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 8. EFFECTIVE DATE.**

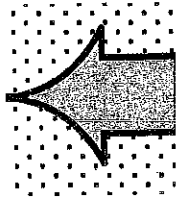
This Ordinance shall become effective October 1, 2026.

ADOPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

(Signatures on following page)

Ordinance No. # \_\_\_\_\_  
Case No. TEXT2026-03

**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: March 3, 2026  
Second Reading:

**EXHIBIT A - UDO Crosswalk and Coverage Audit**

| <b>CURRENT SECTION</b>                           | <b>NEW SECTION</b> |
|--------------------------------------------------|--------------------|
| Sec. 102-1 - Title                               | 1.1                |
| Sec. 102-2 - Purpose                             | 1.2                |
| Sec. 102-3 - Authority                           | 1.3                |
| Sec. 102-4 - Jurisdiction                        | 1.4                |
| Sec. 102-5 - Application of Ordinance            | 1.5 & 1.6          |
| Sec. 102-6 - Relationship to existing ordinances | 1.6                |
| Sec. 102-7 Powers and Duties                     | 1.7                |
| Sec. 102-8 - Adoption of Certain Codes           | 1.8                |
| 106-1 - Definitions                              | 3.3                |
| 106-2 - Abbreviations                            | 3.3                |
| 202-1 - Purpose                                  | 1.2                |
| 202-2 - Authority                                | 1.3                |
| 202-7 - Zoning verification                      | 1.7                |
| 214-2 - Building projections into yards          | 10.2               |
| 214-3 - Corner Lots                              | 10.3               |
| 214-4 - Height Limits                            | 10.4               |
| 214-5 - One principal use per lot                | 10.1               |
| 214-6 - Fences, walls, hedges                    | 11.8               |
| 214-7 - Exterior building materials              | 10.7               |
| 214-9 - Minimum space between buildings          | 10.9               |
| 214-13 - Mailbox support structures              | 10.8               |
| 214-14 - Architectural Design Standards          | 10.7               |
| 302-1 - Purpose                                  | 16.2.1             |
| 302-8 - Subdivision & site design                | 16.2               |
| 302-9 - Design of lots                           | 16.2.10            |
| 302-10 - Streets & driveways                     | 13.1               |

## EXHIBIT A

|                                                                |                |
|----------------------------------------------------------------|----------------|
| 302-11 - Monumentation                                         | 13.4           |
| 302-12 - Property numbering                                    | 10.9           |
| 302-13 Community mailboxes                                     | 10.1           |
| 302-20 - Application & authority                               | 16.2.3         |
| 302-22 - Subdivisions not requiring preliminary plat           | 16.2.4         |
| 302-23 - Subdivisions requiring preliminary plat               | 16.2.5         |
| 302-24 - Site development plans                                | 16.2.7         |
| 302-26 - Final plat approval                                   | 16.2.9         |
| 302-27 - Procedures for revising a final plat                  | 16.2.15        |
| 302-28 - Guarantees and Sureties                               | 16.1           |
| 302-36 - Initiation of development activities                  | 16.4           |
| 302-37 - Development inspections                               | 19.2.2         |
| 302-38 - Stop work order                                       | 16.11.11       |
| 302-44 - Land disturbance permits                              | 16.4.3         |
| 302-45 - Process for approval of LDP                           | 16.4.5         |
| 302-46 - Issuance of LDP                                       | 16.4.7         |
| 302-47 - Expiration of permit                                  | 16.4.7         |
| 302-48 - Flood area permit                                     | 14.2.2         |
| 302-50 - Driveway permits                                      | 13.1.3         |
| 302-53 - Certificate of Completion or Certificate of occupancy | 16.8           |
| 302-61 - Preliminary plats                                     | 16.2.8         |
| 302-64 - Grading plan                                          | 13.1.7         |
| 302-65 - Street, sidewalk, and bicycle improvement plan        | 13.1.9         |
| 302-66 - Final plat specifications                             | 16.2.9         |
| 302-67 - As-built drawings                                     | 13.1           |
| 302-68 - Structure location plans                              | 16.2.9         |
| 302-70 - Private Streets & Gated Standards & Procedures        | 13.1.14 & 13.2 |
| 302-71 - Design and construction standards                     | 13.2           |
| 302-72 - Gate installation                                     | 13.1.14        |
| 302-73 - Property associations required                        | 16.2.18        |
| 302-74 - Private street parcel                                 | 13.2.1(I)      |
| 302-75 - Construction and maintenance cost                     | 13.2.1 (I)(7)  |
| 302-77 - Plans and inspections                                 | 13.2.1 (G)     |
| 302-79 - Petition to convert public streets                    | 13.2.2         |
| 302-80 - Hold harmless                                         | 13.2.1 (I)(6)  |
| 302-81 - Sidewalks                                             | 13.1.9         |
| 302-82 - Drainage & Stormwater                                 | 13.2.1 (D)     |
| 306-1 - Title                                                  | 14.6           |

# EXHIBIT A

|                                                                                                  |         |
|--------------------------------------------------------------------------------------------------|---------|
| 306-2 - Definitions                                                                              | 3.3     |
| 306-3 - Exemptions                                                                               | 14.6.2  |
| 306-4 - Minimum requirements for erosion & sedimentation control using best management practices | 14.6.3  |
| 306-5 - Application & Permit process                                                             | 14.6.4  |
| 306-8 - Education & certification                                                                | 14.6.5  |
| 306-9 - Administrative appeal, judicial review                                                   | 18      |
| 306-10 - Effectivity, validity, and liability                                                    | 14.6.6  |
| 310-1 - Definitions                                                                              | 3.3     |
| 310-11 - Illicit discharge & Illegal Connections Purpose & Intent                                | 14.7    |
| 310-12 - Applicability                                                                           | 14.7.1  |
| 310-13 - Responsibility for administration                                                       | 14.7.1C |
| 310-14 - Prohibitions                                                                            | 14.7.2  |
| 310-15 - Industrial or construction activity discharges                                          | 14.7.3  |
| 310-17 - Notification of accidental discharges and spills                                        | 14.7.4  |
| 310-31 - PostDevelopment SW Management Purpose and Intent                                        | 14.5.7  |
| 310-32 - GSMM adoption and implementation                                                        | 14.5.3  |
| 310-34 - Applicability criteria for SW management standards                                      | 14.5.2  |
| 310-35 - Exemptions from SWM Standards                                                           | 14.5.2  |
| 310-36 - Stormwater Management Standards                                                         | 14.5.3  |
| 301-37 - Pre-submittal meeting, SW concept plan, SWM requirements                                | 14.5.6  |
| 310-38 - Application fee                                                                         | 14.5.8  |
| 310-39 - Application procedures                                                                  | 14.5.5  |
| 310-40 - Compliance with approved SWM plan                                                       | 14.5.10 |
| 310-41 - Inspections to ensure plan compliance                                                   | 14.5.10 |
| 310-42 - Final inspection; as-built drawings, delivery of inspection & maintenance agreement     | 14.5.10 |
| 310-44 - Maintenance by owner of SWM systems predating current GSMM                              | 14.5.10 |
| 310-45 - Inspection and maintenance guarantees                                                   | 14.5.10 |
| 310-46 - Right of entry for maintenance inspections                                              | 14.5.10 |
| 310-47 - Owners failure to maintain the SWM system                                               | 14.5.10 |

## EXHIBIT A

|                                                                                  |           |
|----------------------------------------------------------------------------------|-----------|
| 310-101 - Stream Buffer Protection Purpose & Intent                              | 14.3.1    |
| 310-102 - Applicability                                                          | 14.3.2    |
| 310-103 - Land development stream buffer requirements                            | 14.3.5    |
| 310-104 - Exemptions                                                             | 14.3.4    |
| 310-106 - Additional info requirements for development on buffer zone properties | 14.5.10   |
| 310-107 - Inspections                                                            | 14.3.6    |
| 320-1 - Introduction                                                             | 14.4.1    |
| 320-2 - General Provisions                                                       | 14.4.1    |
| 320-3 - Permit procedures and requirements                                       | 14.4.2(D) |
| 320-4 - Standards for development                                                | 14.4.3    |
| 320-5 - Provisions for flood damage reduction                                    | 14.4.4    |
| 324-2 - Protection of Wetlands                                                   | 14.2      |
| 324-3 - Protected river corridor regulations                                     | 14.3      |
| 332-1 - Street classification and ROW requirements                               | 13.1.1    |
| 332-2 - Access Management                                                        | 13.1.2    |
| 332-3 - Driveway design standards                                                | 13.1.3    |
| 332-4 - Requirements for new streets and roadways                                | 13.1.4    |
| 332-5 - Street intersections                                                     | 13.1.5    |
| 332-6 - Geometric street design standards                                        | 13.1.6    |
| 332-7 - Street construction standards and specifications                         | 13.1.7    |
| 332-8 - Curbs and gutters                                                        | 13.1.8    |
| 332-9 - Sidewalks and bikeway requirements                                       | 13.1.9    |
| 332-10 - Traffic calming devices                                                 | 13.1.10   |
| 332-11 - Unpaved county roads                                                    | 13.1.12   |
| 332-16 - Drainage system requirements                                            | 10.4.1    |
| 332-40 - Street Lighting Authority and Responsibility                            | 10.11.1   |
| 332-41 - Applicability                                                           | 10.11.2   |
| 332-42 - Procedures                                                              | 10.11.3   |
| 332-43 - Creation of district                                                    | 10.11.4   |
| 332-44 - Costs and Assessments                                                   | 10.11.5   |
| 332-45 - Standards of installation and operation                                 | 10.11.6   |