

2022 CODE AMENDMENTS

Official Code of Cobb County Part I. – Chapter 134

Final

Package II

Version I - distributed on August 11, 2022

Version II- distributed on September 21, 2022

Version III- distributed on September 28, 2022

Board of Commissioners Work Session

August 23, 2022 – 1:30 pm

Board of Commissioners Public Hearing Dates

September 13, 2022 – 9:00 am

September 27, 2022 – 7:00 pm

Planning Commission Public Hearing Date

September 6, 2022 – 9:00 am

Cobb County Community Development

P.O. Box 649

Marietta, GA 30061

www.cobbcounty.org



Cobb County...Expect the Best!

Chapter 134 – ZONING

ARTICLE I. – IN GENERAL

Section 134-1 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-1. – Definitions.

...

Bulk landscape material business means a business that sells unpackaged bulk landscaping materials such as, but not limited to, rock, dirt, mulch, straw, pine straw, sand, stones and the like. Bulk landscape material businesses shall have an approved outdoor display of merchandise permit from community development at all times.

...

Customary home occupation means those occupations, which are customarily performed in a small area of a residence due to the low intensity nature of such uses, subject to the following requirements:

- (1) There shall be no exterior evidence of the home occupation, including but not limited to any type of identifying signs.
- ~~(2) No article, product or service used or sold in connection with such activity shall be other than those normally found on the premises. No merchandise or articles used or sold shall be displayed in such a way as to be visible from outside the structure.~~
- (3) No mechanical equipment shall be used for such occupation except such equipment as is customary for purely household and hobby purposes.
- (4) Such use shall be conducted entirely within the dwelling unit and only persons living in the dwelling unit shall be employed in such occupation.
- (5) No more than 25 percent of the dwelling unit may be used for the operation.
- (6) No materials, equipment or business vehicles may be stored or parked on the premises except that one business vehicle, used exclusively by the resident may be parked in a carport, garage, or rear or side yard. The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of home occupation.
- (7) There shall be no deliveries of supplies for use in the home occupation or pickups of the items produced by the occupant by tractor-trailer or vehicle with over six (6) wheels. ~~commercial carrier. Deliveries to the home occupation shall be made by passenger vehicles, mail carriers, or step vans and must not restrict traffic circulation.~~

...

Farm and garden supply store means a business that sells farming and gardening supplies as a primary use. This use shall include sales of packaged landscaping materials to the general public such as, but not limited to rock, dirt, mulch, straw, pine straw, sand, stone, and the like, as well as plants, trees, and shrubs. ~~This use shall also not include businesses that sell bulk landscaping materials to the general public such as, but not limited to unpackaged rock, dirt, mulch, straw, pine straw, sand, plants, trees, shrubs, stones, and the like. Bulk landscape material businesses shall have an approved outdoor display of merchandise permit from community development at all times.~~

...

Gross trip generation means the forecasting of traffic to and from a proposed development without any reductions (such as for travel mode) applied.

...

Heavy automotive repair establishment means an indoor/outdoor repair establishment for performing automotive and truck repair, including engine and transmission overhauls. Heavy automotive repair establishments adjacent to residentially zoned properties shall be required to incorporate noise abatement measures such as, but not limited to, landscaping, fencing, portable noise screen, or other equally effective industry accepted alternative. Additionally, heavy automotive repair establishments shall be subject to the following requirements:

- (1) A maximum of one (1) vehicle per designated parking space shall be parked outside overnight.
- (2) No outside storage of parts shall be permitted, except in dumpsters or other containers used for storing parts for removal or recycling. All outdoor storage shall be to the rear of the principal structure.
- (3) Outdoor dismantling of engine, transmission, or body shall be prohibited.

...

Light automotive repair establishment means an indoor repair establishment (no outside storage) with fully enclosed service bay(s) with operable door(s) for performing light auto and small truck repair and maintenance within the enclosed service bay(s) (under one ton) such as brakes, oil changes, lubrication, transmission, belts, hoses, inspections, tire mounting and installation and the like. Light automotive repair establishments adjacent to residentially zoned properties shall be required to incorporate noise abatement measures such as, but not limited to, landscaping, fencing, portable noise screen, or other equally effective industry accepted alternative. This amendment shall become effective July 1, 2013. Activities such as battery replacement, light bulb changes, wiper blade replacement, "check engine light" diagnostics, or other minor things done complimentary and the like may be outside of a retail automotive parts store with non-powered hand tools. Additionally, light automotive repairs shall be subject to the following requirements:

- (1) A maximum of one (1) vehicle per designated parking space shall be parked outside overnight.
- (2) No outside storage of parts shall be permitted, except in dumpsters or other containers used for storing parts for removal or recycling.

ARTICLE II. – ADMINISTRATION AND ENFORCEMENT

DIVISION 4. –REZONING AND LAND USE PERMIT APPLICATIONS.

Section 134-121 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-121. – Generally.

- (8) Traffic studies shall be necessary for the following described rezoning applicants and shall be conducted in accordance with the following procedures.
 - (a) The applicant shall prepare an assumptions technical memorandum for approval by the county department of transportation before proceeding with the traffic study when required. The traffic study shall be completed as determined by the Director of the Cobb County Department of Transportation or his/her designee at least fifteen (15) business days prior to the Planning Commission hearing and the Zoning Division Manager is authorized to continue any case that does not meet this deadline.

(b) Any application for a rezoning involving a development expected to generate using gross trip generation more than 750 vehicle trips ends during a single day and/or more than 75 vehicle trips during a single hour a request of more than 75 residential dwelling units or 50,000 square feet of nonresidential building space, in single or multiple phases, (exempting redevelopment projects) shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards, including at a minimum, level of service impacts for adjacent roadways and intersections) and a mitigation package to address the cumulative effects from the project's impact. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission.

(c) Any application for a rezoning involving a development expected to generate using gross trip generation more than 3,000 vehicle trips during a single day and/or more than 250 vehicle trips during a single hour request of more than 150 residential dwelling units or 100,000 square feet of nonresidential building space, in single or multiple phases, (exempting redevelopment projects) shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards, including at a minimum, level of service impacts for adjacent roadways and intersections), the scope of which shall be determined by the Director of the Cobb County Department of Transportation or his/her designee and shall at a minimum address conditions and impacts resultant from the project within a ten-year scope. The applicant shall also include a mitigation package to address the cumulative effects from the project's impact

Said (d) Rezoning applicants shall also be required to coordinate and fund any recommended mitigation measures identified by Cobb DOT, including through review of the traffic studies required above. These mitigation measures are limited to project related improvements that may also include coordination with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission.

~~These requirements shall not apply to a "development of regional impact", as defined by the Georgia Department of Community Affairs or Georgia Regional Transportation Authority, as may be amended from time to time.~~

ARTICLE III. – ZONING DISTRICTS ESTABLISHED; ZONING MAP

Section 134-162 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 134-162. - ~~General description of zoning districts.~~ Reserved.

~~The following general descriptions apply to the various zoning districts:~~

~~(1) R-80 (single-family residential, 80,000-square-foot lot size). The R-80 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-80 district, they~~

~~should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.~~

~~(2) RR (rural residential). The RR district is established to provide locations for large useable areas for limited residential, agricultural, park and open space needs. This district also serves to correlate growth with utility, service and transportation needs until urbanization is warranted. RR uses or residentially compatible institutional and recreational uses should be located within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RR district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.~~

~~(3) R-40 (single-family residential, 40,000-square-foot lot size). The R-40 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-40 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.~~

~~(4) R-30 (single-family residential, 30,000-square-foot lot size). The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.~~

~~(5) R-20 (single-family residential, 20,000-square-foot lot size). The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage~~

~~within floodplains or wetlands shall be excluded when calculating the overall density of the development.~~

~~(6) R-15 (single-family residential, 15,000-square-foot lot size). The R-15 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-15 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.~~

~~(7) OSC (Open space community overlay). The OSC overlay district is established to encourage the preservation of natural resources within residential development. The overlay district may be overlaid upon the R-80, R-40, R-30, R-20, and R-15 zoning districts. Land and water are protected by limiting land disturbance and decreasing the percentage of impervious surface within the planned community, and by adding flexibility to site plan design. Open space design is intended to result in more efficient use of land, lower development infrastructure costs, and the conservation of land for recreation or aesthetic and environmental enrichment. It is not the intent of this overlay district to increase overall development densities, but to allow for the stipulated densities of the underlying zoning district. However, there is an opportunity to earn an additional ten percent density, not to exceed the recommended densities of the Cobb County Future Land Use Map. It is also the intent of the overlay district to encourage design flexibility and development that is complementary to surrounding existing neighborhoods. Open space community (OSC) plans are approved as site plan specific.~~

~~(8) R-12 (single-family residential, 12,000-square-foot lot size). The R-12 district is established to provide locations for single-family detached residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for low and medium density residential categories as defined and shown on the Cobb County Comprehensive Plan. When residentially compatible institutional and recreational uses or residential uses are developed within the R-12 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.~~

~~(9) RD (residential duplex). The RD district is established to provide locations for the development of affordable single-family detached or attached owner-occupied residential dwelling units, including duplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by common party wall. This residential use is designed to be located within or on the edge of properties delineated for medium density residential categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses~~

are developed within the RD district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(10) RA-4 (single-family attached/detached residential). The RA-4 district is established to provide locations for the development of single-family detached or attached residential dwelling units including the combination of duplexes, triplexes and quadruplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. This residential use is designed to be located within or on the edge of properties delineated for low and medium density residential categories as defined and shown on the Cobb County Comprehensive Plan. When residentially compatible institutional and recreational uses or residential uses are developed within the RA-4 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(11) PRD (planned residential development). Commencing April 14, 1999, no new applications for rezoning to the PRD planned residential development district will be accepted by the board of commissioners. The PRD district is established to encourage and provide flexible site plan and building arrangements under a unified plan of development rather than a lot-by-lot regulation. The developer benefits from better land utilization and design flexibility. Review of an approval of the development plan by the board of commissioners provides an opportunity to ensure that the development will be in harmony with the character of the neighborhood in which the development is located. The PRD district may be located within any residential category as defined by the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. The PRD district is not intended to encourage greater density of development, but rather to encourage ingenuity and resourcefulness in land planning to ensure the provision of park and recreation land and facilities for the use of the occupants of the development in order to obtain a more desirable environment. PRD development shall be consistent with surrounding development. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(12) RA-5 (single-family attached/detached residential). The RA-5 district is established to provide locations for the development of affordable single-family detached or attached residential dwelling units, including the combination of duplexes, triplexes and quadruplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. This residential use is designed to be located within or on the edge of properties delineated for medium density residential categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RA-5 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage

within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(13) SC (suburban condominium residential district). The SC district is established to provide locations for the development of low maintenance residential condominium dwelling units, including the combination of single family houses, duplexes, triplexes and quadruplexes. The dwelling units are to be designed so as to be attached by a common party wall. This residential use is designed to be located within or on the edge of properties delineated for medium and high density residential, neighborhood activity center and community activity center categories as defined and shown on the Cobb County Comprehensive Plan. When residentially compatible institutional and recreational uses or residential uses are developed within the SC district, they should be designed and built to ensure intensity and density compatibility with adjacent single family detached dwelling units and otherwise to implement the stated purpose and intent of this chapter.

(14) RA-6 (single family attached/detached residential). Commencing April 4, 1996, no new applications for rezoning to the RA-6 district will be accepted by the board of commissioners. The RA-6 district is established to provide locations for the development of single family detached or attached residential dwelling units including the combination of duplexes, triplexes and quadruplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. This residential use is designed to be located within or on the edge of properties delineated for medium density residential categories center as defined and shown on the Cobb County Comprehensive Plan. When residentially compatible institutional and recreational uses are developed within the RA-6 district, they should be designed and built to ensure intensity and density compatibility with adjacent single family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(15) RM-8 (residential multifamily). The RM-8 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within properties delineated for medium and high density residential and regional activity center categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RM-8 district, they should be designed and built to ensure intensity and density compatibility with adjacent multifamily detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains and/or wetlands shall be excluded when calculating the overall density of the development.

(16) FST (fee simple townhouse residential). The FST district is established to provide locations for affordable attached residential dwelling units (six, eight or ten units per acre) or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any medium or high density residential categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the FST district, they should be designed and

~~built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains and/or wetlands shall be excluded when calculating the overall density of the development.~~

~~(17) RM-12 (residential multifamily). The RM-12 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within properties delineated for high density residential and regional activity center categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RM-12 district, they should be designed and built to ensure intensity and density compatibility with adjacent multifamily detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains and/or wetlands shall be excluded when calculating the overall density of the development.~~

~~(18) RM-16 (multifamily residential). Commencing April 4, 1996, no new applications for rezoning to the RM-16 district will be accepted by the board of commissioners. The RM-16 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within regional activity center categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RM-16 district, they should be designed and built to ensure intensity and density compatibility with adjacent multifamily detached dwellings and otherwise to implement the stated purpose and intent of this chapter.~~

~~(19) MHP/S (mobile home park/subdivision). The MHP/S district is established to provide for the subdivision of property into individually owned lots on which a trailer or mobile home may be located. Acreage within floodplains and/or wetlands shall be excluded when calculating the overall density of the development.~~

~~(20) RDR (recreational outdoor golf driving range). Commencing July 1, 1997, no new applications for rezoning to the RDR district will be accepted by the board of commissioners. The RDR district is established to provide locations for outdoor recreational golf driving ranges. The RDR district could be located within any category except industrial as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located within or adjacent to residential properties, the permitted facility within an RDR district should have minimal effect on the neighborhood by utilizing as much natural open space as possible, and installing and allowing for adequate buffering for the facility and parking areas, as well as consideration for public safety, as required by this district. It is not the intention of this district to promote ancillary retail sales as the primary use of the property.~~

~~(21) MHP (mobile home park). The MHP district is established to provide for rental of individual pads or lots for the placement of mobile homes or trailers. Acreage within floodplains and/or wetlands shall be excluded when calculating the overall density of the development.~~

(22) RSL (residential senior living facilities). The RSL district is established to provide locations for the development of residential living facilities, both assisted and independent, for tenants age 55 and older which shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within properties delineated as a regional activity center, community activity center or neighborhood activity center as defined and shown on the Cobb County Comprehensive Plan. This residential use is also designed to function as a cut-off for nonresidential uses within an activity center and a transitional use to residential uses adjoining activity centers.

(23) LRO (low-rise office). The LRO district is established to provide locations for low scale professional offices and other nonretail commercial uses such as offices and nursery schools, which are on properties delineated within or on the edge of a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located on the edge of a neighborhood activity center node as defined by the comprehensive plan, the LRO district should provide for office uses that are low in intensity to ensure compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

(24) CF (future commercial). The CF district was originally established as a zone designated for future commercial use with no immediate right to use or occupy the zone for commercial purposes until an applicant shall have been regularly and properly granted specific zoning for the purposes described in districts NS, PSC, GC, O&I or TS. Under the comprehensive amendment to the zoning ordinance, the board of commissioners resolved that an owner of property currently designated CF, and not developed, shall have until January 17, 1996, within which to commence development pursuant to the previous conditions. Commencing development shall mean applying for a rezoning to an appropriate zoning district, obtaining a building permit, and beginning construction on the development. If such development shall not occur by January 17, 1996, such portion of the undeveloped and unzoned property must be brought in for rezoning to another district which is compatible with the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990, prior to any future development. Additionally, no new applications for CF zoning may be accepted.

(25) LRC (limited retail commercial). The LRC district is established to provide locations for specialized or limited low intensity shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan, A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have low intensity retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require purchasing with a minimum of consumer travel. Areas zoned for the LRC district are appropriately located at or adjacent to intersections as opposed to the edge of a neighborhood activity center. The LRC district may also be used to provide step down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the LRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the LRC district

~~should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.~~

~~(26) NRC (neighborhood retail commercial). The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.~~

~~(27) O&I (office and institutional). The O&I district is established to provide locations for nonretail commercial uses such as offices and financial institutions, which are on properties delineated within or on the edge of a community activity center and a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. The office and institutional district is designed primarily to provide for four-story and smaller office developments, office uses, motels, hotels, banking and professional offices that complement and provide step down nodal zoning away from more intensive commercial uses and otherwise to implement the stated purpose of this chapter.~~

~~(28) UVC (urban village commercial). The UVC district is established to provide locations for planned mixed use development of low intensity, low scale commercial, office and residential uses, not subdivided into customary streets and lots and which will not be subdivided. This is intended to encourage compatible mixed uses within the boundaries of properties delineated within or on the edge of a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. This district is not appropriate for properties delineated as neighborhood activity center as the board of commissioners finds that community activity centers and regional activity centers are the only categories befitting to house urban-oriented uses and their requirements as set forth in this chapter. When located on the edge of a community activity center or regional activity center node as defined by the comprehensive plan, the UVC district should provide for office and retail uses that are low in intensity to ensure compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains and/or wetlands shall be excluded when calculating the overall density of the development.~~

(29) PVC (planned village community). The PVC district is established to provide locations and encourage flexible site plans and building arrangements under a unified plan of development rather than a lot-by-lot regulation for retail commercial and service uses which are designed and oriented to be self-sufficient neighborhoods making up a community. The developer benefits from better land utilization and economy in the provision of roads and utilities and overall site design. Projects developed within the PVC district should be designed to compact unified retail centers within the center of the community. Projects developed within the PVC district should occupy a quadrant of an intersection and only have ingress and egress from a route approved by the department of transportation which is delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments, one destination shopping and service locations to serve the community, and to minimize traffic congestion.

(30) CRC (community retail commercial). The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. Ideally, projects developed within the CRC district should occupy a quadrant of an intersection, which is delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments, one destination shopping and service locations to serve the community, and to minimize traffic congestion.

(31) RMR (residential mid-rise). Commencing April 4, 1996, no new applications for rezoning to the RMR district will be accepted by the board of commissioners. The RMR district is intended to provide for higher density residential uses (not to exceed 33 DUA) located in areas designated as regional activity centers as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

(32) OMR (office mid-rise). The OMR district is established to provide locations for uses such as offices, financial institutions, and accessory retail sales and service uses (four to eight stories) which are on properties delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

(33) RHR (residential high-rise). Commencing April 4, 1996, no new applications for rezoning to the RHR district will be accepted by the board of commissioners. The RHR district is intended to provide for higher density residential uses (not to exceed 66 DUA) located in areas designated as regional activity centers as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

(34) UC (urban condominium residential). The UC district is established to provide locations for the development of high rise residential condominium dwelling units, including the combination of low and midrise condominium buildings. The dwelling units are to be designed as pedestrian oriented, within close proximity to employment centers. This high rise residential use is designed to be located within or

on the edge of properties delineated for regional activity center categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the UC district, they should be designed and built to ensure intensity and density compatibility with adjacent land uses and otherwise to implement the stated purpose and intent of this chapter.

(35) OHR (office high rise). The OHR district is established to provide locations for uses such as offices, financial institutions, and accessory retail sales and service uses (eight to 24 stories) which are on properties delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

(36) OS (office/service). The OS district is established to provide locations for office and business distribution/service facilities, and assembly processes which do not emit noise, vibration, smoke, gas, fumes, odors or radiation and are located entirely within an enclosed building which do not involve manufacturing or fabrication of any products. No principal retail sales are allowed unless specified in this article. These uses are allowed on properties delineated within a RAC category, ICA category or an industrial category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

(37) NS (neighborhood shopping). The NS district is established to provide locations for retail commercial and service uses which are designed and oriented to serve two to four neighborhoods and are located in areas delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Commencing January 1, 1991, no new applications for rezoning to the NS district will be accepted by the board of commissioners. Any existing developed NS zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned as NS outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

(38) PSC (planned shopping center). The PSC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the PSC zoning district should be done as compact, unified centers. Projects developed within the PSC zoning district should occupy a quadrant of an intersection, with ingress and egress only from a major collector street or state highway, within an area delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 22, 1990. Any existing developed PSC zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned PSC outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required

to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

(39) *TS (tourist services)*. The TS district is established to provide locations for commercial and service uses which are oriented toward automotive businesses and interstate and state highway travelers. The board of commissioners has determined that TS zoning will only be allowed on properties designated as community activity center, regional activity center, industrial compatible and heavy industrial as identified in the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. See [section 134-226\(11\)](#) for those uses no longer appropriate.

(40) *GC (general commercial)*. The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for major road access and visibility, and are located in areas delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Commencing January 1, 1991, no applications for rezoning to the GC district will be accepted by the board of commissioners for properties located in areas delineated within and shown on the comprehensive plan. This shall only apply to industrial compatible and industrial areas. Any existing GC district, developed or undeveloped, located within an area delineated within an industrial compatible area or industrial area as shown on the comprehensive plan, shall be deemed to be a grandfathered, nonconforming use after January 1, 1991, and subject to those provisions contained in this chapter. Any existing developed GC zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned GC outside of a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building permit or grading permit for such development shall be deemed to be commencing development. Due to the fact that general commercial has been the predominant commercial zoning district since its inception in 1972, the board of commissioners has determined that certain uses previously permitted are no longer appropriate for properties within an area delineated as a community activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. See [section 134-227\(12\)](#) for those uses no longer appropriate.

(41) *RRC (regional retail commercial)*. The RRC district is established to provide locations for intense retail commercial, office or mixed uses which exceed 500,000 net square feet and which are designed and oriented to serve a regional market making up a community. Projects developed within the RRC district should be done so as compact unified centers. Ideally, projects developed within the RRC district should occupy an area adjacent to or having good access to interstate highways, which is delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the board of commissioners requires an applicant

seeking an RRC zoning district to participate in the Atlanta Regional Commission's major development area review, as amended from time to time.

~~(42) IF (future industrial).~~ The IF district was originally established as a zone designated for future industrial use with no immediate right to use or occupy the zone for industrial purposes until an applicant shall have been regularly and properly granted specific zoning for the purposes described for the LI or HI district. Under the comprehensive amendment to the zoning ordinance, the board of commissioners resolved that an owner of property currently designated IF, and not developed, shall have until January 17, 1996, within which to commence development pursuant to the previous conditions. Commencing development shall mean applying for rezoning to an appropriate zoning district, obtaining a building permit, and beginning construction on the development. If such development shall not occur by January 17, 1996, such portion of the undeveloped and unzoned property must be brought in for rezoning to another district which is compatible with the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990, prior to any future development. Additionally, no new applications for IF zoning shall be accepted.

~~(43) LI (light industrial).~~ The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehouse and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible or industrial category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties.

~~(44) HI (heavy industrial).~~ The HI district is established to provide locations for heavy industrial uses such as intensive automobile repair and service, heavy manufacturing, chemical manufacturing and storage, petroleum or petrochemical storage, warehousing and storage, which are on properties delineated within an industrial category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the HI district should provide for uses that are lower in intensity and scale such as to ensure compatibility with surrounding properties.

~~(Ord. of 12-26-72; Ord. of 12-11-90, § 3-28-4.0; Ord. of 8-13-91; Ord. of 5-12-92; Ord. of 2-22-94; Ord. of 10-25-94; Ord. of 2-28-95; Ord. of 2-27-96; Ord. of 6-24-97 (eff. 7-1-97); Ord. of 6-23-98; Ord. of 3-9-99; Ord. of 4-13-99; Amd. of 2-24-15)~~

ARTICLE IV. – DISTRICT REGULATIONS

Section 134-192 of the Official Code of Cobb County, Georgia is amended to read as follows:

Section 134-192. – Summary of uses.

This chart is provided for the convenience of the users; however, please consult the Permitted Uses or Special Exception Uses section of the specific zoning district(s) for possible use limitations for specific permitted uses or special exception uses.												
TYPE OF USE	R-80	RR	R-40	R-30	R-20	R-15	R-12	RD	RA-4	RA-5	SC	RSL
Accessory retail sales and services												
Agricultural produce stands		P										
Ambulance services												
Ambulance services, if accessory to hospitals or funeral homes												
Amphitheaters												
Amusement centers												
Ancillary retail sales												
Animal hospitals												
Appliance repair (major)												
Arcades												
Asphalt plants												
Assembly halls												
Assisted living facilities											P	
Athletic and health clubs												
Automobile and truck sales and service facilities												
Automobile storage yards and wrecker services												
Automobile, truck, and trailer lease and rental facilities (principal use)												
Automobile, truck, and trailer lease and rental facilities (accessory use)												
Automotive paint and body repair shops												
Automotive parking lots or garages												
Automotive repair and maintenance facilities												
Automotive salvage and wrecking yards												
Automotive upholstery shops												
Aviation airports (private)												
Banks/financial institutions with drive-in establishments and/or automated transfer machines												
Bed and breakfast homestays	SE	SE	SE	SE	SE	SE						
Billiards and pool halls												
Bio-medical waste transfer and disposal facilities												
Boat sales and service establishments												
Breeding and boarding kennels												
Building materials stores												
<u>Bulk landscape materials business</u>												
Bus stations												
Bus stations for freight												
Car washes												
Cemeteries	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		

Chemical plants or storage facilities												
Churches, chapels, temples, synagogues, and other places of worship	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Clinics												
Clubs or lodges (non-commercial)	P	P	P	P	P	P	P	P				
Coliseums, stadiums, and convention centers (privately owned)												
Colleges and universities (private), including but not limited to research and training facilities												
Commercial greenhouses and plant nurseries		P										
Commercial indoor recreation uses												
Commercial outdoor recreation uses												
Commercial produce and agricultural product stands												
Commercial recreation restaurant												
Community fairs	P	P	P	P	P	P	P	P	P	P		
Community retail uses												
Composting plants												
Concrete plants												
Condominiums											P	
Contractors (general, heavy, special)												
Convenience food stores with self-service fuel sales												
Corporate or administrative offices for any permitted uses												
Crematories, human or animal												
Cultural facilities												
Customary home occupations	P	P	P	P	P	P	P	P	P	P	P	
Dairies		P										
Designated recycling collection locations	P	P	P	P	P	P	P	P	P	P	P	
Drive-in theaters												
Dry cleaning plants												
Eating and drinking establishments (including drive-in fast food restaurants)												
Electrical supply stores												
Emissions/inspection stations (No temporary buildings/tents to be utilized after June 30, 1998)												
Executive golf courses	P	P	P	P	P	P	P	P	P	P		
Exterminating facilities (insect and/or rodent)												
Farm and garden supply stores		P										
Farm equipment stores/repair establishments												
Farmers markets (fully enclosed)												
Field crops		P										
Film developing and printing facilities												
Flea markets												
Fraternity and sorority houses/residence halls												
Freight terminals												

Fruit trees, nuts, vegetables	P	P	P	P	P	P	P	P	P	P		
Fuel and ice dealers												
Full service gasoline stations												
Funeral homes												
Golf courses (Par 3)	P	P	P	P	P	P	P	P	P	P		
Golf courses (18-hole regulation; public and private)	P	P	P	P	P	P	P	P	P	P		
Group homes	P	P	P	P	P	P	P	P	P	P		
Halfway houses												
Hazardous waste sites												
Heavy automotive repair establishments												
Heavy manufacturing establishments												
Heavy repair services and trade stores												
Helicopter landing areas												
High-rise apartments												
Hospitals												
Hotels												
Independent living facilities												P
In-home day care	P	P	P	P	P	P	P	P	P	P		
Landfills (private)												
Laundry and dry cleaning pick-up establishments												
Light automotive repair establishments												
Light manufacturing establishments												
Linen and diaper services												
Livestock, non-domestic and wild animals, and poultry	P	P	P	P	P	P	P	P	P	P		
Livestock sales pavilions		P										
Machine shops												
Mausoleums	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Medical and dental laboratories, provided that no chemicals are manufactured on site												
Mining operations												
Motels												
Motorcycle, ATV, and three-wheel vehicle sales and service facilities												
Multifamily dwelling units												
Neighborhood retail uses												
Newspaper publishing facilities												
Nightclubs												
Non-automotive repair service establishments												
Non-profit private community center	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Non-profit riding stables	P	P	P	P	P	P	P	P	P	P		
Non-profit (seasonal use) fishing lakes	P	P	P	P	P	P	P	P	P	P		
Nursery schools and child day care centers												
Offices not elsewhere classified												
Office service and supply establishments												
Other consumer goods and services												

Other facilities for disposal of the deceased	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Other service establishments												
Outdoor commercial racing (motorcycle, automobile, truck, tractor, and motorized vehicles)												
Outdoor golf driving ranges		P										
Overnight travel trailer parks												
Parking for vehicles	P	P	P	P	P	P	P	P	P	P	P	
Pawn shops												
Personal vehicle and equipment sales	P	P	P	P	P	P	P	P	P	P	P	
Petroleum or bulk storage stations												
Photography studios												
Plumbing and/or heating equipment dealers												
Poultry hatcheries		P										
Printing, publishing, and lithography establishments												
Private parks	P	P	P	P	P	P	P	P	P	P	P	
Private schools of general and special education	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Pro shops (accessory to driving ranges/golf courses)												
Professional offices												
Radio and television stations												
Radio, television, and other communication towers and antennae	P	P	P	P	P	P	P	P	P	P	P	
Rail stations												
Railroad car classification yards												
Railroad stations for freight												
Recreation grounds other than tennis courts and golf courses	P	P	P	P	P	P	P	P	P	P	P	
Recycling centers												
Research and development centers												
Research testing laboratories												
Residential, agricultural, farm and wood products, and livestock and poultry sales	P	P	P	P	P	P	P	P	P	P		
Rest/personal care/convalescent homes												
Reupholstery and furniture repair establishments												
Rooming and boarding houses												
Sawmills (temporary)												
Self-service laundry facilities												
Self-service storage facilities												
Sexually oriented businesses												
Shelters (homeless)												
Signs and outdoor advertising facilities												
Single-family dwelling units (attached)								P	P	P		
Single-family dwelling units (detached)	P	P	P	P	P	P	P	P	P	P		
Studios and supplies												
Taxi stands and dispatching agencies												

Telephone business offices													
Temporary uses	P	P	P	P	P	P	P	P	P	P			
Theaters													
Tire retreading and recapping facilities													
Townhouse dwelling units (attached)													
Trailer salesrooms and sales lots													
Transportation equipment storage and maintenance facilities													
Truck terminals													
Two-family dwelling units								P					
Utility facilities (private)													
Vending machine sales, service, rental, or repair establishments													
Vocational schools (commercial)													
Warehouse and storage facilities													
Wholesale sales offices													
Wholesale trade and distribution facilities													
Wholesale trade offices in conjunction with office showrooms													
Zoos													

This chart is provided for the convenience of the users; however, please consult the Permitted Uses or Special Exception Uses section of the specific zoning district(s) for possible use limitations for specific permitted uses or special exception uses.										
TYPE OF USE	RA-6	PRD	RM-8	FST	RM-12	RM-16	MHP/S	RDR	MHP	
Accessory retail sales and services										
Agricultural produce stands										
Ambulance services										
Ambulance services, if accessory to hospitals or funeral homes										
Amphitheaters										
Amusement centers										
Ancillary retail sales										
Animal hospitals										
Appliance repair (major)										
Arcades										
Asphalt plants										
Assembly halls										
Athletic and health clubs										
Automobile, truck, and trailer lease and rental facilities (accessory use)										
Automobile, truck, and trailer lease and rental facilities (principal use)										
Automobile and truck sales and service facilities										
Automotive paint and body repair shops										
Automotive parking lots or garages										
Automotive repair and maintenance facilities										
Automotive salvage and wrecking yards										

Automobile storage yards and wrecker services									
Automotive upholstery shops									
Aviation airports (private)									
Banks/financial institutions with drive-in establishments and/or automated transfer machines									
Bed and breakfast homestays									
Billiards and pool halls									
Bio-medical waste transfer and disposal facilities									
Boat sales and service establishments									
Breeding and boarding kennels									
Building materials stores									
<u>Bulk landscape materials business</u>									
Bus stations									
Bus stations for freight									
Car washes									
Cemeteries	SE	SE	SE	SE	SE	SE		SE	
Chemical plants or storage facilities									
Churches, chapels, temples, synagogues, and other places of worship	SE	SE	SE	SE	SE	SE	SE	SE	SE
Clinics									
Clubs or lodges (non-commercial)									
Coliseums, stadiums, and convention centers (privately owned)									
Colleges and universities (private), including but not limited to research and training facilities									
Commercial greenhouses and plant nurseries									
Commercial indoor recreation uses									
Commercial outdoor recreation uses									
Commercial produce and agricultural product stands									
Commercial recreation restaurant									
Community fairs	P	P	P	P	P	P			
Community retail uses									
Composting plants									
Concrete plants									
Condominiums		P	P		P				
Contractors (general, heavy, special)									
Convenience food stores with self-service fuel sales									
Corporate or administrative offices for any permitted uses									
Crematories, human or animal									
Cultural facilities									
Customary home occupations	P	P	P	P	P	P			
Dairies									
Designated recycling collection locations	P	P	P	P	P	P		P	P
Drive-in theaters									

Dry cleaning plants									
Eating and drinking establishments (including drive-in fast food restaurants)									
Electrical supply stores									
Emissions/inspection stations (No temporary buildings/tents to be utilized after June 30, 1998)									
Executive golf courses	P	P	P	P	P	P			
Exterminating facilities (insect and/or rodent)									
Farm and garden supply stores									
Farm equipment stores/repair establishments									
Farmers markets (fully enclosed)									
Field crops									
Film developing and printing facilities									
Flea markets									
Fraternity and sorority houses/residence halls			P		P	P			
Freight terminals									
Fruit trees, nuts, vegetables	P	P	P	P	P	P			
Fuel and ice dealers									
Full service gasoline stations									
Funeral homes									
Golf courses (Par 3)	P	P	P	P	P	P			
Golf courses (18-hole regulation; public and private)	P	P	P	P	P	P			
Group homes	P	P	P	P	P	P			
Halfway houses			P		P	P			
Hazardous waste sites									
Heavy automotive repair establishments									
Heavy manufacturing establishments									
Heavy repair services and trade shops									
Helicopter landing areas									
High-rise apartments									
Hospitals									
Hotels									
In-home day care	P	P	P	P	P	P			
Landfills (private)									
Laundry and dry cleaning pick-up establishments									
Light automotive repair establishments									
Light manufacturing establishments									
Linen and diaper services									
Livestock, non-domestic and wild animals, and poultry	P	P	P	P	P	P			
Livestock sales pavilions									
Machine shops									
Mausoleums	SE	SE	SE	SE	SE	SE		SE	
Medical and dental laboratories, provided that no chemicals are manufactured on site									
Mining operations									

Motels									
Motorcycle, ATV, and three-wheel vehicle sales and service facilities									
Multifamily dwelling units			P		P	P			
Neighborhood retail uses									
Newspaper publishing facilities									
Nightclubs									
Non-automotive repair service establishments									
Non-profit private community center	SE	SE	SE	SE	SE	SE		SE	
Non-profit riding stables	P	P	P	P	P	P			
Non-profit (seasonal use) fishing lakes	P	P	P	P	P	P			
Nursery schools and child day care centers									
Offices not elsewhere classified									
Office service and supply establishments									
Other consumer goods and services									
Other facilities for disposal of the deceased	SE	SE	SE	SE	SE	SE		SE	
Other service establishments									
Outdoor commercial racing (motorcycle, automobile, truck, tractor, and motorized vehicles)									
Outdoor golf driving ranges								P	
Overnight travel trailer parks									
Parking for vehicles	P	P	P	P	P	P	P	P	P
Pawn shops									
Personal vehicle and equipment sales	P	P	P	P	P	P			P
Petroleum or bulk storage stations									
Photography studios									
Plumbing and/or heating equipment dealers									
Poultry hatcheries									
Printing, publishing, and lithography establishments									
Private parks	P	P	P	P	P	P			
Private schools of general and special education	SE	SE	SE	SE	SE	SE		SE	
Pro shops (accessory to driving ranges/golf courses)								P	
Professional offices									
Radio and television stations									
Radio, television, and other communication towers and antennae	P	P	P	P	P	P			
Rail stations									
Railroad car classification yards									
Railroad stations for freight									
Recreation grounds other than tennis courts and golf courses	P	P	P	P	P	P			
Recycling centers									
Research and development centers									
Research testing laboratories									
Residential, agricultural, farm and wood products, and livestock and poultry sales	P								

Rest/personal care/convalescent homes										
Reupholstery and furniture repair establishments										
Rooming and boarding houses										
Sawmills (temporary)										
Self-service laundry facilities										
Self-service storage facilities										
Sexually oriented businesses										
Shelters (homeless)										
Signs and outdoor advertising facilities										
Single-family dwelling units (attached)	P	P		P	P	P				
Single-family dwelling units (detached)	P	P	P		P	P				
Studios and supplies										
Taxi stands and dispatching agencies										
Telephone business offices										
Temporary uses	P	P	P	P	P	P				
Theaters										
Tire retreading and recapping facilities										
Townhouse dwelling units (attached)		P		P						
Trailer salesrooms and sales lots										
Transportation equipment storage and maintenance facilities										
Truck terminals										
Two-family dwelling units		P								
Utility facilities (private)										
Vending machine sales, service, rental, or repair establishments										
Vocational schools (commercial)										
Warehouse and storage facilities										
Wholesale sales offices										
Wholesale trade and distribution facilities										
Wholesale trade offices in conjunction with office showrooms										
Zoos										

This chart is provided for the convenience of the users; however, please consult the Permitted Uses or Special Exception Uses section of the specific zoning district(s) for possible use limitations for specific permitted uses or special exception uses.												
TYPE OF USE	LRO	CF	LRC	NRC	OI	UVC	PVC	CRC	RMR	OMR	RHR	UC
Accessory retail sales and services					P					P	P	
Agricultural produce stands												
Ambulance services												
Ambulance services, if accessory to hospitals or funeral homes					P		P	P		P		
Amphitheaters												
Amusement centers								SE				

Ancillary retail sales												
Animal hospitals					P		P	P		P		
Appliance repair (major)												
Arcades								P				
Asphalt plants												
Assembly halls					P		P	P				
Athletic and health clubs								P		P		
Automobile, truck, and trailer lease and rental facilities (accessory use)								P				
Automobile, truck, and trailer lease and rental facilities (principal use)								P				
Automobile and truck sales and service facilities								P				
Automobile and truck sales and service facilities (used or pre-owned separate from a new car dealership)								SLUP/SE				
Automotive paint and body repair shops								P				
Automotive parking lots or garages					P	P	P	P		P		
Automotive repair and maintenance facilities												
Automotive salvage and wrecking yards												
Automobile storage yards and wrecker service												
Automotive upholstery shops								P				
Aviation airports (private)												
Banks/financial institutions with drive-in establishments and/or automated transfer machines	P		P	P	P	P	P	P		P		
Bed and breakfast homestays												
Billiards and pool halls				P			P	P				
Bio-medical waste transfer and disposal facilities												
Boat sales and service establishments												
Breeding and boarding kennels												
Boarding kennels (indoor)								P				
Building materials stores							P	P				

<u>Bulk landscape materials business</u>												
Bus stations					P		P	P		P		
Bus stations for freight												
Car washes				P			P	P				
Cemeteries	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	
Chemical plants or storage facilities												
Churches, chapels, temples, synagogues, and other places of worship									SE	SE	SE	
Clinics					P		P	P		P		
Clubs or lodges (non-commercial)					P		P	P		P		
Coliseums, stadiums, and convention centers (privately owned)												
Colleges and universities (private), including but not limited to research and training facilities					P		P	P		P		
Commercial greenhouses and plant nurseries							P	P				
Commercial indoor recreation uses							P	P				
Commercial outdoor recreation uses							P	P				
Commercial produce and agricultural product stands				P		P	P	P				
Commercial recreation restaurant								P				
Community fairs	P		P	P	P	P	P	P	P	P	P	
Community retail uses							P	P				
Concrete plants												
Condominiums									P		P	P
Contractors (general, heavy, special)												
Convenience food stores with self-service fuel sales				P			P	P				
Corporate or administrative offices for any permitted uses							P	P				
Crematories, human or animal												
Cultural facilities	P		P	P		P	P	P				
Customary home occupations									P		P	P
Dairies												

Designated recycling collection locations	P		P	P	P	P	P	P	P	P	P	P
Drive-in theaters												
Dry cleaning plants												
Eating and drinking establishments (including drive-in fast food restaurants)				P			P	P				
Electrical supply stores												
Emissions/inspection stations (No temporary buildings/tents to be utilized after June 30, 1998)				P				P				
Executive golf courses	P			P	P	P	P	P	P	P	P	
Exterminating facilities (insect and/or rodent)							P	P				
Farm and garden supply stores							P	P				
Farm equipment stores/repair establishments												
Farmers markets (fully enclosed)												
Field crops												
Film developing and printing facilities			P	P			P	P				
Flea markets												
Fraternity and sorority houses/residence halls					P		P	P	P		P	
Freight terminals												
Fruit trees, nuts, vegetables									P		P	
Fuel and ice dealers												
Full service gasoline stations				P			P	P				
Funeral homes				P	P			P	P	P		
Golf courses (Par 3)	P			P	P	P	P	P	P	P	P	
Golf courses (18-hole regulation; public and private)	P			P	P	P	P	P	P	P	P	
Group homes	P		P	P	P	P	P	P	P	P	P	
Halfway houses												
Hazardous waste sites												
Heavy automotive repair establishments												
Heavy manufacturing establishments												
Heavy repair service and trade shops												

Helicopter landing areas							P	P				
High-rise apartments									P		P	
Hospitals					P		P	P		P		
Hotels					P		P	P		P		
Hotels (suite)					SLUP/ SE		SLUP/ SE	SLUP/ SE		SLUP/ SE		
In-home day care	P		P	P	P	P	P	P	P	P	P	
Landfills (private)												
Laundry and dry cleaning pick-up establishments			P	P			P	P				
Light automotive repair establishments				P			P	P				
Light manufacturing establishments												
Linen and diaper services												
Livestock, non-domestic and wild animals, and poultry												
Livestock sales pavilions												
Machine shops												
Mausoleums	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	
Medical and dental laboratories, provided that no chemicals are manufactured on site					P	P	P	P		P		
Mining operations												
Motels					P		P	P		P		
Motorcycle, ATV, and three-wheel vehicle sales and service facilities												
Multifamily dwelling units							P					
Neighborhood retail uses				P		P	P	P				
Newspaper publishing facilities												
Nightclubs												
Non-automotive repair service establishments			P	P			P	P				
Non-profit private community center	SE			SE	SE	SE	SE	SE	SE	SE	SE	
Non-profit riding stables									P		P	
Non-profit (seasonal use) fishing lakes	P		P	P	P	P	P	P	P	P	P	
Nursery schools and child day care centers	P		P	P	P	P	P	P		P		
Offices not elsewhere classified								P		P		
Office service and supply establishments				P		P	P	P				

Other consumer goods and services								P				
Other facilities for disposal of the deceased	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	
Other service establishments												
Outdoor commercial racing (motorcycle, automobile, truck, tractor, and motorized vehicles)												
Outdoor golf driving ranges												
Overnight travel trailer parks												
Parking for vehicles	P		P	P	P	P	P	P	P	P	P	P
Pawn shops												
Personal vehicle and equipment sales									P		P	P
Petroleum or bulk storage stations												
Photography studios							P	P		P		
Plumbing and/or heating equipment dealers												
Poultry hatcheries												
Printing, publishing, and lithography establishments							P	P				
Private parks	P		P	P	P	P	P	P	P	P	P	P
Private schools of general and special education	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	
Pro shops (accessory to driving ranges/golf courses)											P	
Professional offices	P		P	P	P	P	P	P		P		
Radio and television stations					P		P	P		P		
Radio, television, and other communication towers and antennae	P		P	P	P		P	P	P	P	P	P
Rail stations												
Railroad car classification yards												
Railroad stations for freight												
Recreation grounds other than tennis courts and golf courses								P	P		P	P
Recycling centers												

Research and development centers												
Research testing laboratories												
Residential, agricultural, farm and wood products, and livestock and poultry sales												
Rest/personal care/convalescent homes			P	P	P		P	P		P		
Reupholstery and furniture repair establishments								P				
Rooming and boarding houses					P		P	P				
Sawmills (temporary)												
Self-service laundry facilities				P			P	P				
Self-service storage facilities				*			*	*				
*Effective January 1, 1998, no new applications for a special land use permit for self-service storage facilities (SSSF) are to be accepted by the board of commissioners.												
Shelters (homeless)												
Sexually oriented businesses												
Signs and outdoor advertising facilities												
Single-family dwelling units (attached)						P	P					
Single-family dwelling units (detached)							P					
Studios and supplies							P	P				
Taxi stands and dispatching agencies											P	
Telephone business offices												
Temporary uses	P		P	P	P	P	P	P	P	P	P	
Theaters								P				
Tire retreading and recapping facilities												
Townhouse dwelling units (attached)							P					
Trailer salesrooms and sales lots												
Transportation equipment storage and maintenance facilities												
Truck terminals												
Two-family dwelling units												
Utility facilities (private)												

Vending machine sales, service, rental, or repair establishments												
Vocational schools (commercial)												
Warehouse and storage facilities												
Wholesale sales offices												
Wholesale trade and distribution facilities												
Wholesale trade offices in conjunction with office showrooms									P			
Zoos												

This chart is provided for the convenience of the users; however, please consult the Permitted Uses or Special Exception Uses section of the specific zoning district(s) for possible use limitations for specific permitted uses or special exception uses.											
TYPE OF USE	OHR	OS	NS	PSC	TS	GC	RRC	IF	LI	HI	
Accessory retail sales and services	P								P		
Agricultural produce stands											
Ambulance services									P	P	
Ambulance services, if accessory to hospitals or funeral homes	P		P	P		P	P			P	
Amphitheaters					P	P	P				
Amusement centers						SE			SE	SE	
Ancillary retail sales											
Animal hospitals			P	P		P	P		P	P	
Appliance repair (major)									P		
Arcades				P		P	P				
Asphalt plants										SLUP/SE	
Assembly		P									
Assembly halls					P	P	P		P	P	
Athletic and health clubs	P	P	P	P	P	P	P				
Automobile, truck, and trailer lease and rental facilities (accessory use)					P	P			P	P	
Automobile, truck, and trailer lease and rental facilities (principal use)					P	P			P	P	
Automobile and truck sales and service facilities					P	P	P		P	P	
Automobile and truck sales and service facilities (used or pre-owned separate from a new car dealership)						SLUP/SE	SLUP/SE		SLUP/SE	SLUP/SE	

Automotive paint and body repair shops					P	P	P		P	P
Automotive parking lots or garages	P	P	P	P	P	P	P		P	P
Automotive repair and maintenance facilities									P	P
Automotive salvage and wrecking yards										SLUP/ SE
Automobile storage yards and wrecker service						SLUP/ SE				SLUP/ SE
Automotive upholstery shops					P	P	P		P	P
Aviation airports (private)									P	P
Banks/financial institutions with drive-in establishments and/or automated transfer machines	P		P	P	P	P	P			P
Bed and breakfast homestays										
Billiards and pool halls			P	P		P	P			
Bio-medical waste transfer and disposal facilities										SLUP/ SE
Boarding kennels (indoor)				P		P				
Boat sales and service establishments					P	P	P		P	P
Breeding and boarding kennels									P	P
Building materials stores				P		P	P		P	P
<u>Bulk landscape materials business</u>									<u>P</u>	<u>P</u>
Bus stations	P	P	P	P	P	P	P		P	P
Bus stations for freight									P	P
Car washes			P	P	P	P	P		P	P
Cemeteries	SE	SE	SE	SE	SE	SE	SE		SE	SE
Chemical plants or storage facilities										SLUP/ SE
Chipping, grinding or reduction of materials										SLUP
Churches, chapels, temples, synagogues, and other places of worship										
Clinics	P	P	P	P		P	P		P	P
Clubs or lodges (non-commercial)	P	P	P	P	P	P	P		P	P
Coliseums, stadiums, and convention centers (privately owned)						SE	SE			SE
Colleges and universities (private), including but not limited to research and training facilities	P	P	P	P		P	P		P	P

Commercial greenhouses and plant nurseries			P	P		P	P		P	P
Commercial indoor recreation uses				P		P	P			
Commercial outdoor recreation uses				P		P	P			
Commercial produce and agricultural product stands			P	P	P	P	P		P	P
Commercial recreation restaurant			P			P	P			
Community fairs	P	P	P	P	P	P	P		P	P
Community retail uses				P	P	P	P			
Composting facilities										SLUP
Concrete plants										SLUP/ SE
Condominiums										
Contractors (general, heavy, special)									P	P
Contractors (specialized) without heavy equipment						P				
Convenience food stores with self-service fuel sales				P	P	P	P			
Corporate or administrative offices for any permitted uses		P							P	P
Crematories, human or animal						SE			SE	SE
Cultural facilities				P		P	P			
Customary home occupations										
Dairies									P	P
Designated recycling collection locations	P	P	P	P	P	P	P		P	P
Drive-in theaters						SE			SE	SE
Dry cleaning plants									P	P
Eating and drinking establishments (including drive-in fast food restaurants)			P	P	P	P	P			
Electrical supply stores									P	P
Emissions/inspection stations (No temporary buildings/tents to be utilized after June 30, 1998)			P	P	P	P	P		P	P
Executive golf courses	P	P	P	P	P	P	P		P	P
Exterminating facilities (insect and/or rodent)				P		P	P		P	P
Farm and garden supply stores			P	P		P	P		P	
Farm equipment stores/repair establishments						P	P		P	P
Farmers markets (fully enclosed)						P	P		P	

Field crops										
Film developing and printing facilities				P	P	P	P			
Flea markets						SE				
Fraternity and sorority houses/residence halls			P	P		P	P			
Freight terminals									P	P
Fruit trees, nuts, vegetables										
Fuel and ice dealers									P	P
Full service gasoline stations				P	P	P	P		P	P
Funeral homes	P		P	P		P	P		P	
Golf courses (Par 3)	P	P	P	P	P	P	P		P	P
Golf courses (18-hole regulation; public and private)	P	P	P	P	P	P	P		P	P
Group homes	P	P	P	P	P	P	P		P	P
Halfway houses										
Hazardous waste sites										SLUP/ SE
Heavy automotive repair establishments									P	P
Heavy manufacturing establishments										SE
Heavy repair service and trade shops										P
Helicopter landing areas		P	P	P	P	P	P		P	P
High-rise apartments										
Hospitals	P		P	P		P	P			
Hotels	P	P	P	P	P	P	P			
Hotels (suite)	SLUP/ SE	SLUP/ SE	SLUP/ SE	SLUP/ SE	SLUP/ SE	SLUP/ SE	SLUP/ SE			
In-home day care	P	P	P	P	P	P	P		P	P
Landfills (private)										SLUP/ SE
Laundry and dry cleaning pick-up establishments			P	P		P	P		P	P
Light automotive repair establishments				P	P	P	P		P	P
Light manufacturing establishments									P	P
Linen and diaper services									P	P
Livestock, non-domestic and wild animals, and poultry									P	P
Livestock sales pavilions									P	
Machine shops										P
Mausoleums	SE	SE	SE	SE	SE	SE	SE		SE	SE
Medical and dental laboratories, provided that no chemicals are manufactured on site	P	P	P	P		P	P		P	P

Mining operations										SE
Motels	P	P	P	P	P	P	P			
Motorcycle, ATV, and three-wheel vehicle sales and service facilities						P	P		P	
Multifamily dwelling units										
Neighborhood retail uses			P	P		P	P			
Newspaper publishing facilities									P	P
Nightclubs						P	P			
Non-automotive repair service establishments			P	P		P	P		P	P
Non-profit private community center	SE	SE	SE	SE	SE	SE	SE		SE	SE
Non-profit riding stables										
Non-profit (seasonal use) fishing lakes	P	P	P	P	P					
Nursery schools and child day care centers	P		P	P	P	P	P			
Offices not elsewhere classified	P		P	P		P	P			
Office service and supply establishments		P	P	P	P	P	P		P	P
Other consumer goods and services				P		P	P			
Other facilities for disposal of the deceased	SE	SE	SE	SE	SE	SE	SE		SE	SE
Other service establishments				P		P			P	
Outdoor commercial racing (motorcycle, automobile, truck, tractor, and motorized vehicles)										SLUP/ SE
Outdoor golf driving ranges		P				P	P		P	P
Overnight travel trailer parks					P					
Parking for vehicles	P	P	P	P	P	P	P		P	P
Pawn shops						P				
Petroleum or bulk storage stations										SLUP/ SE
Photography studios	P	P	P	P	P	P	P			
Plumbing and/or heating equipment dealers									P	P
Poultry hatcheries									P	
Printing, publishing, and lithography establishments		P	P	P		P	P		P	P
Private parks		P	P	P	P	P	P			P
Private schools of general and special education	SE	SE	SE	SE	SE	SE	SE		SE	SE
Pro shops (accessory to driving ranges/golf courses)		P	P	P	P	P	P		P	P
Professional offices	P		P	P		P	P			

Radio and television stations	P	P	P	P		P	P		P	P
Radio, television, and other communication towers and antennae	P	P	P	P	P	P	P		P	P
Rail stations									P	P
Railroad car classification yards									P	P
Railroad stations for freight									P	P
Recreation grounds other than tennis courts and golf courses	P	P	P	P	P	P	P		P	P
Recycling centers										SLUP/SE
Research and development centers									P	P
Research testing laboratories									P	P
Residential, agricultural, farm and wood products, and livestock and poultry sales										
Rest/personal care/convalescent homes	P	P	P	P	P	P	P			
Reupholstery and furniture repair establishments				P		P	P		P	P
Rooming and boarding houses		P	P	P	P	P	P			
Sawmills										SLUP
Sawmills (temporary)									P	P
Self-service laundry facilities				P		P	P			
Self-service storage facilities				*		*	*		P	P
*Effective January 1, 1998, no new applications for a special land use permit for self-service storage facilities (SSSF) are to be accepted by the board of commissioners.										
Sexually oriented businesses (*subject to section 78-338)									P*	P*
Shelters (homeless)						P	P		P	P
Signs and outdoor advertising facilities									P	P
Single-family dwelling units (attached)									P	
Single-family dwelling units (detached)										
Studios and supplies		P		P		P	P			
Taxi stands and dispatching agencies	P					P	P		P	P
Telephone business offices									P	
Temporary uses	P	P	P	P	P	P	P		P	P
Theaters			P	P		P	P			
Tire disposal storage (used or discarded)										SLUP
Tire retreading and recapping facilities						P	P			P

Townhouse dwelling units (attached)										
Trade shows/Expositions						SLUP				
Trailer salesrooms and sales lots									P	P
Transportation equipment storage and maintenance facilities									P	P
Trash/garbage handling/hauling disposal										SLUP
Truck stops/refueling stations										SLUP
Truck terminals									P	P
Two-family dwelling units										
Utility facilities (private)									P	P
Vending machine sales, service, rental, or repair establishments						P			P	
Vocational schools (commercial)		P							P	P
Warehouse and storage facilities									P	P
Waste transfer station										SLUP
Wholesale sales offices									P	P
Wholesale trade and distribution facilities		P					P		P	P
Wholesale trade offices in conjunction with office showrooms	P	P					P		P	P
Zoos						P	P			

Section 134-204 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-204.- RM-8 residential multifamily district.

...

(9) Lighting requirements.

a. Any project permitted within the RM-8 district which proposes any outdoor lighting, except individual residential lots or units, must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

...

(14) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager and shall be provided to the county upon request.

...

Section 134-206 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-206.- RM-12 residential multifamily district.

...

(9) Lighting requirements.

a. Any project permitted within the RM-12 district which proposes any outdoor lighting, except individual residential lots or units, must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.

~~Lighting will be reviewed and approved so that stray light onto adjoining and nearby properties is eliminated or reduced. A lighting plan with light poles, wall packs and building lighting to be approved by the zoning division staff. The lighting plan is to have all lights shown, lumens, wattage of bulbs, and which way the light is shining.~~

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

...

(14) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager.

...

Section 134-207 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-207.- RM-16 residential multifamily district.

...

(9) Lighting requirements.

a. Any project permitted within the RM-16 district which proposes a lighted facility must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

...

(14) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager.

...

Section 134-217 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-217.- PVC planned village community district.

...

(9) Lighting requirements.

a. Any project permitted within the PVC district which proposes a lighted facility must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

(15) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager.

...

Section 134-219 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-219.- RMR residential mid-rise district.

...

(9) Lighting requirements.

a. Any project permitted within the RMR district which proposes a lighted facility must have a county department of transportation approve lighting plan in accordance with the minimum conditions listed in section 134-269.

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

...

(14) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager.

...

Section 134-221 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-221.- RHR residential high-rise district.

...

(9) Lighting requirements.

a. Any project permitted within the RHR district which proposes a lighted facility must have a county department of transportation approved lighting plan in accordance with the minimum conditions set forth in section 134-269.

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

...

(14) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager.

...

Section 134-228 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-228.- RRC regional retail commercial district.

...

(9) *Lighting requirements.*

a. Any project permitted within the RRC district which proposes a lighted facility must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

...

(14) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager.

...

Section 134-230 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-230.- LI light industrial district.

...

(3) *Permitted uses.* Permitted uses are as follows:

Accessory retail sales and services.

Ambulance services.

Animal hospitals.

Appliance repair (major).

Assembly halls.

Automobile, truck and trailer lease or rental facilities (principal or accessory use).

Automotive and truck sales and service.

Automotive paint shops and body repair shops. Such uses shall not be established on lots which are either adjacent to or directly across the street from any residential districts.

Automotive parking lots and garages.

Automotive repair and maintenance facilities.

Automotive upholstery shops.

Aviation airports (private).

Boat sales and service facilities.

Breeding and boarding kennels.

Building materials stores.

Bulk landscape material business

Bus stations.

Bus stations for freight.

Carwashes.

Churches, chapels, temples, synagogues, and other such places of worship.

Clinics.

Clubs or lodges (noncommercial).

Colleges and universities (private), including research and training facilities.

Commercial greenhouses and plant nurseries.

Commercial produce and agricultural product stands.

Community fairs.

Contractors (general, heavy or special).

Corporate or administrative offices.

Dairies.
Designated recycling collection locations.
Dry cleaning plants.
Electrical supply stores.
Emissions and inspection stations. (No temporary buildings/tents to be utilized after June 30, 1998.)
Executive golf courses (see section 134-270).
Exterminators.
Farm and garden supply stores.
Farm equipment stores and repair facilities.
Farmers' markets (fully enclosed).
Film and movie studios.
Freight terminals.
Fuel and ice dealers.
Full service gasoline stations.
Funeral homes.
Golf courses, 18-hole regulation, public and private (see section 134-270).
Golf courses, par 3 (see section 134-270).
Group homes.
Heavy automotive repair services and trade shops.
Helicopter landing areas, provided that the area is fenced.
In-home day care.
Laundry and dry cleaning pickup stations.
Light automotive repair facilities.
Light manufacturing establishments.
Linen and diaper services.
Livestock, nondomestic and wild animals, and poultry.
Livestock sales pavilions.
Medical and dental laboratories (with no limitations except that such uses must have required federal and state permits).
Motorcycle, all-terrain vehicle (ATV) and three-wheel vehicle sales and service facilities.
Newspaper publishing facilities.
Nonautomotive repair service establishments.
Office service and supply establishments.
Other service establishments.
Outdoor golf driving ranges.
Parking for vehicles.
Plumbing and heating equipment dealers.
Poultry hatcheries.
Printing, publishing and lithography establishments.
Pro shops, if accessory to driving ranges or golf courses.
Radio and television stations.
Radio, television and other communication towers and antennas subject to section 134-273.
Rail stations.
Railroad car classification yards.
Railroad stations for freight.
Recreation grounds other than tennis courts and golf courses.
Research and development centers.

Research testing laboratories.
Reupholstery and furniture repair establishments.
Sawmills (temporary).
Self-service storage facilities (subject to section 134-279).
Sexually oriented businesses (subject to section 78-338.)
Shelters (homeless).
Signs and outdoor advertising facilities.
Sports training facilities.
Taxistands and taxi dispatching agencies.
Telephone business offices.
Temporary uses.
Trailer salesrooms and sales lots.
Transportation equipment storage and maintenance facilities.
Truck terminals.
Utility facilities (private).
Vending machine sales, service, rental or repair establishments.
Vocational schools (commercial).
Warehouse and storage facilities.
Wholesale sales offices.
Wholesale trade and distribution facilities.
Wholesale trade offices in conjunction with office showrooms.

...

Section 134-231 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-231.- HI heavy industrial district.

...

(3) *Permitted uses.* Permitted uses are as follows:

Ambulance services.
Ambulance services, if accessory to hospitals or funeral homes.
Animal hospitals.
Assembly halls.
Automobile, truck and trailer lease and rental facilities (principal and accessory uses).
Automotive and truck sales and service facilities.
Automotive paint and body repair shops. Such uses shall not be established upon a lot which is either adjacent to or directly across the street from any residential district.
Automotive parking lots or garages.
Automotive repair and maintenance facilities.
Automotive upholstery shops.
Aviation airports (private).
Banks and financial institutions with drive-in establishments or automated transfer machines.
Boat sales and service.
Breeding and boarding kennels.
Building materials stores.
Bulk landscape materials business
Bus stations.
Bus stations for freight.
Carwashes.
Churches, chapels, temples, synagogues, and other such places of worship.

Clinics.
Clubs or lodges (noncommercial).
Colleges and universities (private), including but not limited to research and training facilities.
Commercial greenhouses and plant nurseries, provided that all goods stored outside shall be stored in a designated area.
Commercial produce and agricultural product stands.
Community fairs.
Contractors (general, heavy or special).
Corporate or administrative offices.
Dairies.
Designated recycling collection locations.
Dry cleaning plants.
Electrical supply stores.
Emissions and inspections stations. (No temporary buildings/tents to be utilized after June 30, 1998.)
Executive golf courses (see section 134-270).
Exterminators.
Farm equipment stores and repair establishments.
Farm and garden supply stores.
Film and movie studios.
Freight terminals.
Fuel and ice dealers.
Full service gasoline stations.
Golf courses, 18-hole regulation, public and private (see section 134-270).
Golf courses, par 3 (see section 134-270).
Group homes.
Heavy automotive repair establishments.
Heavy repair service and trade shops.
Helicopter landing areas.
In-home day care.
Laundry and dry cleaning pickup establishments.
Light automotive repair establishments.
Light manufacturing establishments.
Linen and diaper services.
Livestock, nondomestic and wild animals, and poultry.
Machine shops.
Medical and dental laboratories (with no limitations other than state and federal regulations).
Newspaper publishing facilities.
Nonautomotive repair service establishments.
Office service and supply establishments.
Outdoor golf driving ranges (see section 134-270).
Parking for vehicles.
Plumbing or heating equipment dealers.
Printing, publishing and lithography establishments.
Private parks.
Pro shops, if accessory to driving ranges or golf courses.
Radio and television stations.

Radio, television and other communication towers and antennas, subject to section 134-273.

Rail stations.

Railroad car classification yards.

Railroad stations for freight.

Recreation grounds other than tennis courts and golf courses.

Research and development centers.

Research testing laboratories.

Reupholstery and furniture repair establishments.

Sawmills (temporary).

Self-service storage facilities (subject to section 134-279).

Sexually oriented businesses (subject to section 78-338.)

Shelters (homeless).

Signs and outdoor advertising facilities.

Sports training facilities.

Taxistands and taxi dispatching agencies.

Temporary uses.

Tire retreading and recapping facilities.

Trailer salesrooms and sales lots.

Transportation equipment storage and maintenance facilities.

Truck terminals.

Utility facilities (private).

Vocational schools (commercial).

Warehouse and storage facilities.

Wholesale sales offices.

Wholesale trade and distribution facilities, including packing of wholesale commodities for distribution, subject to the following:

1. Unless in a district in which manufacturing is permitted, no fabricating of goods to be sold shall be permitted.
2. Unless in a district in which heavy manufacturing is permitted, no wholesaling activity shall be permitted which processes the goods handled in a manner that produces liquid or solid waste or noise, odor, fumes or dust which can be detected beyond the walls of the building in which such wholesaling activity is housed.

Wholesale trade offices in conjunction with office showrooms.

...

ARTICLE V. – SUPPLEMENTAL REGULATIONS

Section 134-266 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-266. – ~~Setbacks for gasoline~~ pumps and canopies

- (a). Setbacks. Within any zoning district which allows for gasoline pumps and canopies (attached or detached) covering the pumps, pumps and canopies shall be set back at least 15 feet from the future right-of-way. Any permanent building, whether or not attached to a canopy, must be located within the required building setbacks. Within any zoning district which allows for freestanding carwashes, canopies that cover any vehicles being washed on site must be permitted (through both the site plan review and structural review process and subject to the landscape enhancement strip provisions contained in section 134-285) as a permanent structure requiring a footing or foundation

to which the canopy is structurally attached, capable of supporting a predesigned load withstanding wind and other natural forces as may be further defined in this chapter, including structural calculations as prepared and certified by a professional designer licensed to practice in the State of Georgia and as distinguished from a temporary canopy or tent and the like (temporary canopies or tents are prohibited). When permitted, these canopies must be at least 15 feet from the future right-of-way. Canopies originally constructed to cover gasoline pumps may be utilized as canopies covering vehicles being washed on site, provided that they shall be set back at least 15 feet from the future right-of-way. Canopies, whether permitted as a permanent structure or preexisting as described above, may not be used for signage purposes.

(b) Service station canopy lighting shall adhere to the following standards:

1. All luminaries shall be mounted on or recessed into the lower surface of service station canopies and shall be fully shielded and utilize flat lenses. Lighting shall be designed and installed to minimize or eliminate stray lighting onto roadways and adjacent residential properties.
2. The total light output of luminaries mounted on the lower surface, or recessed into the lower surface of the canopy, and any lighting within signage or illuminated panels over the pumps, shall not exceed 50-foot candles.
3. Lights shall not be mounted on the top or sides of a canopy and the sides of a canopy shall not be illuminated.
4. This ordinance shall be effective October 1, 2022.

ARTICLE VI. – SIGNS

DIVISION 1. –GENERALLY.

Section 134-324 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-324. Sign maintenance.

All signs shall be maintained by the sign owner in good condition so as to present a neat and orderly appearance, including but not limited to:

- (a). All sign structures and surfaces shall be protected from the elements and decay by painting or other protective covering or treatment, as appropriate to prohibit decay or rust. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.
- (b). All sign structures and surfaces shall be kept free from holes, breaks, rust, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent further deterioration.
- (c). Surfaces that have faded or oxidized to an extent that the sign message is no longer displayed as intended shall be repaired or replaced.
- (d). Lettering or other elements of the sign that have become detached or misaligned shall be repaired or replaced. Missing tenant panels shall be replaced.
- (e). Bricks, stones, or other materials on the structural base of a sign that have become detached or misaligned shall be repaired or replaced.
- (f). For illuminated signs, all illumination devices shall be in working order and timely replaced.

Secs. 134-3245—134-340. – Reserved.