

CODE AMENDMENTS

OFFICIAL CODE OF COBB COUNTY

PART I. - CHAPTERS 10 and 134

2017 Package #2

Approved Code Amendments Strikethrough
Version

Board of Commissioners Work Session
February 28, 2017 – 1:30 pm

Board of Commissioners Public Hearing Dates
February 28, 2017 – 7:00 pm March
28, 2017 – 7:00 pm

Planning Commission Public Hearing Date March
7, 2017 – 9:00 am

Cobb County Community Development
P.O. Box 649
Marietta, GA 30061
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Cobb County...Expect the Best!

Approved 3-28-2017

PART 1. – OFFICIAL CODE OF COBB COUNTY, GA

CHAPTER 134. – ZONING

ARTICLE V. – SUPPLEMENTAL REGULATIONS

Section 134-271 is amended to read as follows:

Sec. 134-271. - Special exceptions.

The following uses are permitted as special exception uses in all districts, provided the conditions listed are met. The division manager of zoning or his designee shall issue a certificate of special exception to an applicant when the conditions relating to the special exception have been met.

...

- (3) Cemeteries, existing as of March 28, 2017, for human or animal interment, with the following minimum requirements:

- a. Minimum lot size is ten acres.
- b. Minimum public road frontage is 100 feet.
- c. When abutting any residential property line, a 50-foot natural or landscaped buffer shall be approved by county staff (see landscaping standards).
- d. Permanent public ingress and egress shall be provided.
- e. Compliance with all state requirements is required.
- f. An overall parking and landscaping plan shall be approved by county staff.
- g. A Special Land Use Permit shall be required for existing cemeteries if they expand more than twenty acres, or expand more than 50% of the cemetery is less than 20 acres.

...

~~(6) Club or lodge, private when located within the R-80, RR, R-40, R-30, R-20, R-15, OSC, R-12, RD, RA-4, PRD, RA-5, SC, RA-6, RSL, RM-8, FST, RM-12, RM-16, MHP/S, MHP, and RMR districts with the following minimum requirements:~~

- ~~a. Minimum lot size is five usable acres, excluding flood plain.~~
- ~~b. Primary access to the facility shall be from an arterial or major collector roadway.~~
- ~~c. Structures associated with the use shall be located a minimum of 50 feet from any property line.~~
- ~~d. Structures associated with the use shall be limited to 55 feet in height.~~
- ~~e. When abutting any residential property line, a 35-foot landscaped screening buffer shall be approved by county staff (see landscaping standards).~~
- ~~f. An overall parking and landscape plan for the entire site shall be approved by county staff.~~
- ~~g. One paved parking space shall be provided for every four seats in the designated assembly area, plus one per employee. In the absence of designated assembly areas, one paved space shall be provided per 300 square feet of gross floor area.~~
- ~~h. A lighting plan shall be approved in accordance with [section 134-269](#).~~

~~(7) Private schools of general and special education with the following minimum requirements:~~

...

- ~~(8) Any use proposed for a parcel or tract of land relating to backyard chickens which does not have the minimum lot size required by this chapter, with the following minimum requirements:~~
 - ~~a. Approval by the board of commissioners after a recommendation consideration by the board of zoning appeals planning commission. This shall apply only to applications and presentations that have been approved/recommended by the board of zoning appeals.~~

Approved 3-28-2017

~~The board of commissioners may add, delete or modify stipulations recommended by the board of zoning appeals planning commission under this Code section.~~

~~(9) Any use proposed for a parcel or tract of land which does not have the required minimum public road frontage or does not have the minimum lot size required by this chapter, with the following requirements:~~