ORDINANCE NO. 2025-06

TEXT AMENDMENT AMENDING TITLE 1: ADMINISTRATION, TITLE 2: ZONING AND TITLE 4: SIGNS OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) FOR PAULDING COUNTY, GEORGIA AND FOR OTHER PURPOSES

STATE OF GEORGIA

COUNTY OF PAULDING

WHEREAS, the Board of Commissioners is charged with the responsibility of protecting the health, safety and welfare of the citizens of Paulding County, Georgia;

WHEREAS, in doing so, the Board of Commissioners may adopt ordinances relating to the regulations of land use for properties located within the unincorporated area of Paulding County, Georgia;

WHEREAS, the Paulding County Board of Commissioners provided for and advertised a public hearing regarding text amendments to Title 1: Administration, Title 2: Zoning and Title 4: Signs of the Unified Development Ordinance of Paulding County ("UDO");

WHEREAS, the notice for the public hearing was published in the Dallas New Era, the official legal organ for Paulding County;

WHEREAS, on August 26, 2025, the Paulding County Planning Commission held a public hearing, attended by the Board of Commissioners, on the proposed UDO for the purpose of receiving public comment on the proposal and discussing said amendments in a public forum; and

WHEREAS, the Paulding County Board of Commissioners has considered the proposed UDO and believes the enactment thereof is in the best interests of Paulding County.

NOW THEREFORE BE IT RESOLVED, by the Paulding County Board of Commissioners that the Paulding County Unified Development Ordinance is hereby amended as follows (underlined text shows additions while strike through text shows deletions):

1.

That Title 1, Section 100-70 shall be amended as follows:

Date of Amendment	Ordinance Number
May 25, 2022	22-08
December 13, 2022	22-14
March 14, 2023	23-04
June 13, 2023	23-07
February 13, 2024	24-02
April 9, 2024	24-05
December 10, 2024	24-13
May 13, 2025	25-04
June 10, 2025	25-05
September 9, 2025	25-06

2.

That Title 1, Section 110-30 shall be amended as follows with additions being added alphabetically:

dBA: A-weighted sound level

3.

That Title 1, Section 110-40 shall be amended as follows with additions being added alphabetically:

A-weighted sound level (dBA): The sound pressure level in decibels as measured on a sound level meter using the A-weighted network. The level so read is designated "dBA."

Battery Manufacturing (335910): This industry comprises establishments primarily engaged in manufacturing primary and storage batteries.

Custom Computer Programming Services (541511): This U.S. industry comprises establishments primarily engaged in writing, modifying, testing, and supporting software to meet the needs of a particular customer. (Ord. 25-06, 9/9/25)

Management, Scientific, and Technical Consulting Services (5416): This industry group comprises establishments primarily engaged in providing advice and assistance to businesses and other organizations on management, environmental, scientific, and technical issues. (Ord. 25-06, 9/9/25)

Public Utilities (22): The Utilities sector comprises establishments engaged in the provision of the following utility services: electric power, natural gas, steam supply, water supply, and sewage treatment and disposal. Within this sector, the specific activities associated with the utility services

provided vary by utility: electric power includes generation, transmission, and distribution; natural gas includes distribution; steam supply includes provision and/or distribution; water supply includes treatment and distribution; and sewage removal includes collection, treatment, and disposal of waste through sewer systems and sewage treatment facilities. (Ord. 25-06, 9/9/25)

Software Publishers (5132): This industry comprises establishments primarily engaged in software publishing. Establishments in this industry carry out operations necessary for producing and distributing computer software, such as designing, providing documentation, assisting in installation, and providing support services to software purchasers. These establishments may design, develop, and publish, or publish only. These establishments may publish and distribute software through subscriptions and/or downloads. (Ord. 25-06, 9/9/25)

Telecommunications (517): Industries in the Telecommunications subsector group establishments that provide telecommunications and the services related to that activity (e.g., telephony, including Voice over Internet Protocol (VoIP); cable and satellite television distribution services; Internet access; telecommunications reselling services). The Telecommunications subsector is primarily engaged in operating and/or providing access to facilities for the transmission of voice, data, text, sound, and video. Transmission facilities may be based on a single technology or a combination of technologies. (Ord. 25-06, 9/9/25)

4.

That Title 2, Section 210-10.03 shall be amended as follows:

210-10.03 **Special Exception Uses.**
Within the A-1 District, the following uses are permitted as a Special Exception provided specified conditions enumerated in Section 230-30 are satisfied:

A. Accessory Structures and Uses
B. Animal Production and Aquaculture excluding Hog and Pig Farming, Breeding of Pets/Companion Animal Production (e.g., birds, cats, dogs), Laboratory Animal Production (e.g., guinea pigs, mice, rats)
C. Boarding Services, Pet
D. Community Living Arrangements
E. Electric Vehicle Charging Station
F. Family Child Care Learning Home
G. Forestry and Logging
H. Guest House
I. Home Occupations
J. Kennels
K. Personal Care Home
L. Produce Stands, Temporary
M. Recreational Buildings
N. Religious Organizations with attendant Educational and Recreational Buildings and Cemeteries
O. Small Cell Wireless Facilities

P. Temporary Uses
Q. Wild and Exotic Animals

5.

That Title 2, Section 210-20.03 shall be amended as follows:

210-20.03 **Special Exception Uses.**
Within the ER District, the following uses are permitted as a Special Exception provided specified conditions enumerated in Section 230-30 are satisfied:

A. Accessory Structures and Uses
B. Animal Production and Aquaculture excluding Hog and Pig Farming, Breeding of Pets/Companion Animal Production (e.g., birds, cats, dogs), Kennels, Laboratory Animal Production (e.g., guinea pigs, mice, rats)
C. Backyard Chickens
D. Community Living Arrangements
E. Electric Vehicle Charging Station
F. Family Child Care Learning Home
G. Forestry and Logging
H. Guest House
I. Home Occupations
J. Recreational Buildings
K. Religious Organizations with attendant Educational and Buildings and Cemeteries
L. Small Cell Wireless Facilities

6.

That Title 2, Section 210-30.03 shall be amended as follows:

210-40.03 **Special Exception Uses.**
Within the R-1 District, the following uses are permitted as a Special Exception provided specified conditions enumerated in Section 230-30 are satisfied:

A. Accessory Structures and Uses
B. Animal Production and Aquaculture excluding Hog and Pig Farming, Breeding of Pets/Companion Animal Production (e.g., birds, cats, dogs), Kennels, Laboratory Animal Production (e.g., guinea pigs, mice, rats)
C. Backyard Chickens
D. Community Living Arrangements
E. Electric Vehicle Charging Station
F. Family Child Care Learning Home
G. Forestry and Logging
H. Guest House
I. Home Occupations
J. Recreational Buildings

K. Religious Organizations with attendant Educational and Recreational Buildings and Cemeteries
L. Small Cell Wireless Facilities

7.

That Title 2, Section 210-40.03 shall be amended as follows:

210-40.03 **Special Exception Uses.**
Within the R-2 District, the following uses are permitted as a Special Exception provided specified conditions enumerated in Section 230-30 are satisfied:

M. Accessory Structures and Uses
N. Ambulance Service
O. Animal Production and Aquaculture excluding Hog and Pig Farming, Breeding of Pets/Companion Animal Production (e.g., birds, cats, dogs), Kennels, Laboratory Animal Production (e.g., guinea pigs, mice, rats)
P. Backyard Chickens
Q. Community Living Arrangements
R. Electric Vehicle Charging Station
S. Family Child Care Learning Home
T. Forestry and Logging
U. Guest House
V. Home Occupations
W. Recreational Buildings
X. Religious Organizations with attendant Educational and Recreational Buildings and Cemeteries
Y. Small Cell Wireless Facilities

8.

That Title 2, Section 210-260.03 and 210-260.04 shall be amended as follows:

210-260.03 **Special Exception Uses.**
Within the AB District, the following uses are permitted as a Special Exception provided specified conditions enumerated in Section 230-30 are satisfied:

A. Accessory Structures and Uses
B. Animal Production and Aquaculture (except Hog and Pig Farming, Breeding of Pets/Companion Animal Production (e.g., birds, cats, dogs), Laboratory Animal Production (e.g., guinea pigs, mice, rats)
C. Boarding Services, Pet
D. Breweries
E. Farm Wineries
F. Fuel storage for on-site use of vehicles and equipment
G. Kennels

H. Pharmaceutical and Medicine Manufacturing
I. Produce Stands, Temporary
J. Riding Stables (Ord. 24-05, 04/09/24)
K. Sawmills
L. Scientific Research and Development Services (except any Biohazards)
M. Small Cell Wireless Facilities
N. Temporary Uses

210-260.04 **Special Use Permits.**
Within the AB District, the following uses are permitted with a Special Use Permit provided specified conditions enumerated in Section 230-40 are met and have obtained approval by the Board of Commissioners:
A. Event Venues (Ord. 23-07, 6/13/23)
B. Hog and Pig Farming
C. Laboratory Animal Production (e.g., guinea pigs, mice, rats)
D. Shooting Ranges, Outdoor

9.

That Title 2, Section 220 shall be amended by adding a new Section 220-40 entitled Technology Park Overlay District as follows:

Section 220-40. Technology Park Overlay District.

220-40.01 **Purpose and Intent.**
The purpose and intent of the Technology Park Overlay District that allows the siting of "Data Centers" in designated areas of 50 acres or greater in size, which Data Centers may include computers and data center equipment, data storage and hosting technologies, and other new technologies, under certain conditions set by the County. The Technology Park Overlay District is intended to provide land areas for commercial activities associated with technology, information systems, data infrastructure, data hosting and management activities and similar new information age uses.

The conditions of this Technology Park Overlay District are established to ensure the availability of adequate water and electrical utility resources, set-backs, buffer areas, noise levels and noise attenuation methods, screening, security, and protection of adjacent and nearby uses from adverse impacts.

220-40.02 **Boundaries.**
The boundaries of the Technology Park Overlay District are on the approximately 995 +/- acres of properties bearing Tax Parcel Number 243.1.2.001.0000, Tax Parcel Number 243.2.1.010.0000, Tax Parcel Number 243.2.4.002.0000, Tax Parcel Number 243.3.1.001.0000, Tax Parcel Number 243.3.3.038.0000, Tax Parcel Number 243.3.3.043.0000, Tax Parcel Number 243.3.3.043.0000, Tax Parcel Number 243.3.4.004.0000, Tax Parcel Number 243.4.2.002.0000, Tax Parcel Number 244.4.3.001.0000, Tax Parcel Number 060.3.4.001.0000 and Tax Parcel Number 075.2.2.001.0000. Any parcel of land that is wholly or partly within

the boundary shall be included. No change in the boundary of the Technology Park Overlay District shall be authorized, except by the Board of Commissioners pursuant to procedures in Chapter 280 of this UDO.

220-40.03 **Use Regulations.**

Within the Technology Park Overlay District, in addition to the uses permitted in the underlying zoning district, the following uses shall be permitted in accordance with the standards established herein:

A. Accessory Uses including utilities, utility lines, pump stations, electrical substations, water towers, mechanical equipment and environmental controls (e.g., air conditioning or cooling towers, fire suppression), redundant/backup power supplies, redundant data communications connections, and high security.

B. Battery Manufacturing

C. Computer Systems Design and Related Services

D. Computing Infrastructure Providers, Data Processing, Web Hosting and Related Services

E. Custom Computer Programming Services

F. Management, Scientific, and Technical Consulting Services

G. Public Utilities

H. Scientific Research and Development Services

I. Solar Electric Power Generation

J. Telecommunications except towers and antennas as defined in Chapter 700.

220-40.04 **Lot Size, Area and Setback Requirements.**

A. Minimum Lot Acreage:	50 acres
B. Building Coverage Limit:	50% maximum total building coverage as a percent of total lot area.
C. Minimum Public Road Frontage:	150 feet
D. Minimum Lot Width at Building Line:	110 feet
E. Minimum Front Yard Setback:	75 feet; see however, Sec. 220-40.06 for minimum buffer requirements along property lines which abut a residential district or use
F. Minimum Side Yard Setback:	75 feet; see however, Sec. 220-40.06 for minimum buffer requirements along property lines which abut a residential district or use
G. Minimum Rear Yard Setback:	75 feet

220-40.05 **Height Regulations.**

Buildings shall not exceed a height of 75 feet, measured from structure pad level. A height limitation of 75 feet shall not apply to accessory structures such as water towers, conveyer belts, HVAC equipment, generators and other incidental and uninhabited parts of the structure. The Community Development Director may allow taller elements upon demonstration of a technical or mechanical necessity.

220-40.06 **Minimum Buffer Requirements.**

In addition to required setbacks, a minimum 100-foot-wide undisturbed buffer, which shall include and not be in addition to required setbacks, shall be required along all property lines which abut a residential district or use in order to provide a visual screen.

220-40.07 **Architectural and Design Standards.**

A. Air conditioning units, HVAC systems, and electrical generators shall be thoroughly screened from view and noise impact from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, or landscaping, and shall be located not less than one hundred (100) feet from adjacent property lines.

B. The front building facade of all principal buildings shall be oriented toward street fronts or adjacent arterial street fronts. This requirement shall not apply if the front of the building is greater than 500 feet from the public right-of-way or not visible from the public right-of-way.

C. Security fencing and walls shall not be located within the required buffer. Fences and walls outside the required setback and buffer provided above shall not be subject to height limitations. Guard houses and secured entry features shall be permitted at public road entrances. If chain link fencing is used, it shall not be visible from adjoining rights-of-way. Barbed and razor wire fencing shall not be permitted. Decorative fencing is encouraged.

D. Exterior illumination shall be shielded, downcast and of a luminosity designed to maintain the existing night sky darkness and to prevent light trespass onto adjacent properties. In order to obtain that objective, the following criteria shall be met:

1. All fixtures shall be full cut-off type fixtures;
2. Light poles shall be no taller than 25 feet in height;
3. All light poles must be set back a minimum of 10 feet from any exterior property line; provided, however, that light poles should not be located in any required buffer area;
4. Maximum food-candles at the property line shall be 0.5. All exterior lighting shall be positioned so as not to create glare to any residential property or public street; and

5. A photometric lighting plan which shows conformity with these requirements may be required by the Community Development Director as part of any building permit application.

220-40.08 **Private Roads.**

Private roads are permitted within the Technology Park Overlay District. They shall be designed and built subject to the design guidelines for county public roads, unless otherwise approved by the county.

220-40.09 **Exception for Internal Lots.**

Required setbacks and buffers otherwise applicable to the underlying zoning district shall only apply to external property boundaries with other properties not within a Technology Overlay District development. Likewise, minimum lot frontages, width and acreage otherwise applicable to the underlying zoning district shall not apply to subdivided lots within the Technology Park Overlay District so long as the entirety of the contiguous Technology Park Overlay district complies with the requirements of this ordinance, and so long as the subdivided lot has adequate frontage on public or private roads to allow service.

220-40.10 **Off-Street Parking.**

Data Centers in the Technology Park Overlay District must provide minimum parking of three spaces per thousand gross square feet of employee occupied office space (not including server storage areas) within the development. For any number of parking spaces greater or lesser than the minimum number of spaces required in Section 220-40.10, the Data Center must demonstrate the need for the greater or lesser number of parking spaces based upon the expected number of employees and visitors to the Data Center.

220-40.11 **Signs.**

Signage shall be in accordance with Title 4: Signs of the UDO.

220-40.12 **Technology Park Overlay District Sound Standards.**

In order to ensure that permitted uses in the Technology Park Overlay District do not contribute to noise pollution within the county, all permitted uses shall be subject to the following standards:

1. Data center operations shall not produce continuous sound over a 15-minute period that exceeds an average of 65 dBA or higher during the hours of 8 AM to 8 PM, measured at any adjacent property boundary between the data center site and adjoining properties. Nor shall data center operations produce sound that exceeds an average of 55 dBA from 8 PM to 8 AM, measured at any adjacent property boundary between the site and adjoining properties. Notwithstanding the foregoing, if the existing sound levels in the area of the development exceed the decibel levels above prior to the development of data center structures, they shall be designed so that the existing sound levels are not increased at the external boundaries of the property. Sound levels shall be

determined by a third-party acoustic engineer. Violations of these sound levels may be prosecuted in the same manner as other zoning ordinance violations.

2. An acoustic barrier (e.g., an exterior solid or louvered wall containing soundproofing materials) shall surround all exterior mechanical equipment, whether located on a roof top, on ground level, or elsewhere on the exterior of the property where necessary to achieve the sound level requirements in Section 220-40.12(1) above. Such acoustic barrier must be shown on the approved construction plan and shall be maintained on the premises of the Data Center for the operational life of the facility.

3. Data Centers shall not engage in on-site generator testing for more than two hours per day, and generator testing is limited to Monday through Friday between the hours of 11:00 AM and 5 PM.

4. With the exception of testing activities, generator use is limited to emergency backup use only.

5. After issuance of the Certificate of Occupancy for each Data Center building, the county may obtain sound studies or require the data center operator to provide a sound study to verify that the operation is in compliance with the requirements of Section 220-40.12(1) above. If a data center is found to be in violation of the requirements of Section 220-40.12(1) above, or there is a history of complaints and, in the opinion of the Community Development Director after consultation with qualified professional acoustic engineers, even though there may be technical compliance with the details of Section 220-40.12, the county may issue a notice of violation, which may direct that the data center take appropriate steps to operate within the requirements of Section 220-40.12(1) above, or mitigate the operations causing complaints. The Community Development Director may require the Data Center operator to propose a solution, and a time period for implementation. If the Community Development Director approves such solution, and the Data Center fails to successfully implement that solution within the time approved, the violator shall be subject to a fine up to $1,000 for each day that the violation exists until full compliance is obtained.

6. The Data Center operator shall continue to bear the costs of any sound test or study required to monitor violations in Section 220-40.12(5).

220-40.13 **Water and Sewer Capacity.**

Prior to the County's approval of a land disturbance permit for a Data Center project, the applicant shall submit to the Paulding County Water System, an analysis of raw water needs, indicating the quantity of water required. The applicant shall provide the county with a letter from the public water purveyor indicating sufficient capacity to serve the proposed Data Center.

220-40.14 **Electric Supply.**

Prior to the County's approval of a land disturbance permit for a Data Center project, the applicant for a Data Center development shall provide to the County a letter from the electric power supplier confirming capacity and willingness to serve the project.

220-40.15 **Site Design Compatibility with Corridor Overlay District.**

Paulding County has adopted a Corridor Overlay District intended to establish standards for the design of sites, buildings, structures, plantings, signs, street hardware and such other improvements that are visible to the public. Any project that is approved under the Technology Overlay District will not be required to meet the standards set forth in the Corridor Overlay District provided the building is not visible from the boundary of any roadway identified in Section 220-20.02

220-40.16 **Application and Approval.**

No Data Center operation may be developed without construction plan review, approval, and verification by the County that all requirements within this section are met, as well as compliance with applicable Fire, Safety and Building Codes, and State and Federal rules and regulations. If a Development of Regional Impact review is required for the proposed development, such review shall be accomplished prior to construction plan approval.

220-40.17 **Procedural Requirements.**

Applications for development of property meeting the requirements of the Technology Park Overlay District shall follow the requirements and procedures set forth in the Paulding County Development Regulations.

10.

That Title 2, Section 240-10, Table 240.3 shall be amended as follows:

Zoning District	Min. Lot Size (sq. ft.)[1]	Min. Road Front	Min. Lot Width	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max Bldg. Height
MPR	20,000	30 ft.	75 ft	40 ft.	0 ft between units; 25 ft between buildings	15 ft.; 50 ft. if abutting res.	45 ft.
LRO	20,000[1] 21,780[2] 43,560[3]	30 ft.	100 ft.; 75 in curve	30 ft.	15 ft.; 25 ft. if corner lot	25 ft.; 35 ft. if abutting residential	30 ft.
O-I	20,000[1] 40,000[2] 43,560[3]	30 ft.	100 ft.; 75 in curve	30 ft.	15 ft.; 20 ft. if abutting res.; 25 ft. corner lot	25 ft.; 35 ft. if abutting res.	45 ft.
NB	20,000[1] 40,000[2] 43,560[3]	30 ft.	100 ft.; 85 in curve	30 ft.	15 ft.; 25 ft. if abutting res. or corner lot	25 ft.; 35 ft. if abutting res.	45 ft.
B-1	20,000[1] 40,000[2] 43,560[3]	30 ft.	75 ft.; 60 in curve	40 ft.	10 ft.; 25 ft. if abutting res. or corner lot	15 ft.; 40 ft. if abutting res.	45 ft.
PSC	5 acres[4]	100 ft.	75 ft.; 60 in curve	40 ft.	10 ft.; 25 ft. if abutting res. or corner lot	15 ft.; 40 ft. if abutting res.	45 ft.
B-2	20,000[1] 40,000[2] 43,560[3]	30 ft.	100 ft.; 85 in curve	50 ft.	10 ft.; 40 ft. if abutting res.; 25 ft. corner lot	15 ft.; 40 ft. if abutting res.	60 ft.
ECR	21,780[1] 43,560[2]	30 ft.	75 ft.; 60 in curve	40 ft.	10 ft.; 25 ft. if abutting res. or corner lot	15 ft.; 40 ft. if abutting res.	45 ft.
ECBP	43,560	50 ft.	100 ft.; 85 in curve	50 ft.	25 ft.; 50 ft. if abutting res. or corner lot	40 ft.; 50 ft. if abutting res.	45 ft.
B2CL	43,560	50 ft.	100 ft.; 85 in curve	50 ft.	25 ft.; 50 ft. if abutting res. or corner lot	40 ft.; 50 ft. if abutting res.	45 ft.
AML	43,560	50 ft.	100 ft.; 85 in curve	50 ft.	25 ft.; 50 ft. if abutting res. or corner lot	40 ft.; 50 ft. if abutting res.	45 ft.
I-1	40,000	50 ft.	100 ft.; 85 in curve	50 ft.	25 ft.; 50 ft. if abutting res. or corner lot	40 ft.; 50 ft. if abutting res.	45 ft.
I-2	40,000	50 ft.	100 ft.; 85 in curve	50 ft.	25 ft.; 50 ft. if abutting res. or corner lot	40 ft.; refer to Buffer Chart	45 ft.
AB	43,560	50 ft.	100 ft.; 85 in curve	50 ft.	25 ft.; 50 ft. if abutting res. or corner lot	40 ft.; 50 ft. if abutting res.	45 ft.
TPOD	50 acres	150 ft.	110 ft	75 ft.	75 ft.[5]	75 ft.[5]	75 ft.

[1]Minimum requirement for public sewage system and public water supply

[2]Minimum requirement for on-site sewage management systems with public water supply

[3]Minimum requirement for on-site sewage management systems with Non-public (individual) water supply

[4]No minimum size for outparcels if design and layout are consistent with overall development

[5]See Sec. 220-40.06 for minimum buffer requirements along property lines which abut a residential district or use

11.

That Title 2, Section 260-20, Table 260.1 shall be amended as follows and inserted alphabetically in the Commercial/Industrial section:

Data Centers (Technology Park Overlay District)	3 spaces per 1,000 sq. ft of employee occupied office space (not including server area)
Laboratory Animal Production	1 space per employee, 1 space per loading dock

12.

That Title 4, Section 600-250.08 shall be amended as follows:

600-250.08 **Technology Park Overlay District.**

A. Monument Sign.

1. Out Lots/Single-Unit Commercial Locations. One maximum 75 square foot, monument sign shall be permitted for each street frontage. The sign shall have a maximum height of 15 feet. The sign shall be located ten feet from any right-of-way or property line. The sign can be either internally or externally illuminated.

2. Industrial parks, business parks, technology parks, shopping centers, and small retail centers with multiple business units. One maximum 100 square foot multi-tenant, monument sign shall be permitted for each street frontage. If the lot has more than 1,000 linear feet of frontage (excludes spin sites and out-parcels) a second sign shall be allowed. The sign shall have a maximum height of 25 feet.

3. Both an approved SRA and a building permit are required.

B. Wall Signs. Wall signs are permitted on street-facing walls (including windows and doors). Businesses without a street on which there is frontage, but which have exterior entrances to the building, are entitled to one principal wall sign on the exterior wall of the business. A principal wall sign is limited to 75 square feet or two square feet per linear foot of the wall, on which such sign is erected, whichever is greater. Not more than one principal wall sign per wall shall be permitted. Both an approved SRA and a building permit are required.

D. Banner. Banners shall be allowed for a period not exceeding 30 days with no more than three such 30-day periods being permitted per calendar year per lot. In the case of lots which contain multiple businesses, each business shall be allowed a banner. Banners shall not be more than 32 square feet. No banner shall be mounted so as to extend above the horizontal plane of the roof where the building wall and roof meet nor shall it extend more than five feet above grade when on the ground. An approved TSRA is required. No permit is required.

E. Signs during construction. One non-illuminated sign shall be allowed during construction. The sign shall not exceed 32 square feet in area and five feet in height, and shall only be allowed beginning with the commencement of construction and ending with the issuance of a certificate of occupancy or installation of a permanent monument sign, whichever occurs first. Signs during construction must be located ten feet off any right-of-way and shall not be placed on a public easement. An approved TSRA is required. No building permit is required.

G. Flags. Each lot may display no more than three flags and/or flagpoles. The flagpole shall not exceed 35 feet in height. Neither an SRA nor a building permit is required.

I. Window signs. Window signs are allowed without a permit and shall not occupy in the aggregate more than 25 percent of the window area. Neither a SRA nor a building permit is required.

J. Awning/canopy signs. Awning/canopy signs may be displayed. The signs shall be deducted from allocated wall sign area. The area of the sign shall not exceed ten percent of the area of the awning or canopy. An approved SRA is required. A building permit may be required.

K. Standard informational signs. Each lot may display one standard informational sign, except that during a political election, between the date of qualification and final determination on each ballot issue or candidate, each lot may display an unlimited number of standard informational signs. Neither a SRA nor a building permit is required.

L. Signs During Vacancy. Developments in which there are vacant lots, units, and/or tenant spaces shall be entitled to one such sign per access-providing street frontage of the development. Signs during vacancy shall not exceed six square feet in area, shall have a maximum height of five feet, and shall not be internally illuminated. signs during vacancy shall be allowed for a period not exceeding 90 days with no more than two such 90-day periods being permitted per calendar year. An approved TSRA is required. No building permit is required. Any development with an approved TSRA for a sign during vacancy shall be prohibited from having standard informational signs and/or banners during the 90-day period.

M. Instructional signs. Instructional signs are permitted adjacent to internal entrance drive(s) serving the development. The maximum height permitted for instructional signs shall be three feet with a maximum sign face of four-square feet. Instructional signs may be internally illuminated only. No building permit is required.

N. Roofs, water tanks, tower structures, and mechanical equipment shall not be used for advertising.

13.

These amendments to the UDO shall be effective upon passage.

14.

The sections, subsections, paragraphs, sentences, clauses and phrases of this UDO are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this UDO.

15.

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

16.

All other aspects of the Code of Ordinances of Paulding County, Georgia shall remain in full force and effect.

SO ORDAINED THIS 9th DAY OF September, 2025.

VOTE ON ORDINANCE

	Yes	**No**	**Abstain/Absent**
Chairman Timothy B. Estes	✓		
Post 1 Keith Dunn	✓		
Post 2 Sandy Kaecher	✓		
Post 3 Virginia Galloway	✓		
Post 4 Dean Schneider	✓		

ATTEST:

Rebecca Meredith

Clerk, Paulding County Board of Commissioners

BY & THROUGH BOARD OF COMMISSIONERS CORPORATE SEAL PAULDING COUNTY GEORGIA