

**AN ORDINANCE TO AMEND SUBPART B – PLANNING AND DEVELOPMENT OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, to AMEND TITLE 2 – LAND USE AND ZONING, CHAPTER 206 – BASE ZONING DISTRICTS, SECTION 206-10 O/I OFFICE-INSTITUTIONAL DISTRICT AND CHAPTER 214-STANDARDS APPLYING TO ALL DISTRICTS, SECTION 214-1 DIMENSIONAL STANDARDS OF ZONING DISTRICTS, TABLE 2: DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL ZONING DISTRICTS; TO PROVIDE FOR REPEAL OF CONFLICTING PROVISIONS; TO PROVIDE FOR AN ADOPTION DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, Rockdale County comprehensively regulates land uses pursuant to its general police powers, planning powers, zoning powers, and other authority derived from applicable local laws, the Constitution of the State of Georgia, state and federal statutory, and other sources; and

**WHEREAS**, Rockdale County comprehensively regulates land use to substantially advance public health, safety, morals, and general welfare; and

**WHEREAS**, the Board of Commissioners desires to proactively address increased workforce creation through increasing the density of non-residential zoning districts throughout the County; and

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of Rockdale County, Georgia, and it is hereby ordained by the authority of same as follows:

### **Section I**

That Section 206-10 O/I Office – Institutional District (Subpart B – Planning and Development, Title 2 – Land Use and Zoning, Chapter 206 – Base Zoning Districts) of the Code of Rockdale County, Georgia, as amended by adding *(e) Maximum building height: 85 feet, including rooftop mechanical equipment.* for the zoning district in question.

### **Section II**

That Section 214-1 Dimensional standards of zoning districts; Table 2: Development Standards for Non-Residential Zoning Districts, (Subpart B – Planning and Development, Title 2 – Land Use and Zoning, Chapter 214 – Standards Applying to All Districts) of the Code of Rockdale County, Georgia, as amended by increasing the Max Height Column of O/I from 50 ft. to 85 ft. The referenced table is shown as Exhibit “A” and attached hereto and made a part hereto by reference.

### **Section III**

That all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed

### **Section IV**

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

**Section V**

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

**EXHIBIT A**

**Sec. 214-1. Dimensional standards of zoning districts.**

Dimensional standards for zoning districts are summarized in Tables 1, 2 and 3. See chapter 206 for additional standards. Should a standard in Table 1, 2, or 3 conflict with a standard in chapter 206, the standard of Chapter 206 standard shall apply.

Table 2: Development Standards for Non-Residential Zoning Districts

Zoning District	Minimum Lot Size	Maximum Gross Density Sq. Ft./Acre	Max. Height	Min. Lot Width	Min.; Front Setback <sup>1</sup>	Min. Side Setback <sup>1,2</sup>	Min. Back Setback <sup>1</sup>	Max. % Imperv.	Min. % Open Space
CID <sup>3</sup>	.75 Acres	15,000	60 ft <sup>4</sup>	100 ft.	40 ft.	10/15 ft.	40 ft.	75	10
<i>O-I</i>	<i>10,000 sq. ft.</i>	<i>25,000</i>	<b><i>85 ft.</i></b>	<i>50 ft.</i>	<i>25 ft.</i>	<i>10/25 ft.</i>	<i>35 ft.</i>	<i>75</i>	<i>0</i>
NC <sup>3</sup>	1 Acre	12,000	50 ft <sup>4</sup>	100 ft.	40 ft.	10/15 ft.	40 ft.	75	0
C-1	10,000 sq. ft.	10,000	50 ft.	75 ft.	15 ft.	0/15 ft.	35 ft.	75	0
C-2	15,000 sq. ft.	15,000	50 ft.	100 ft.	25 ft.	10/25 ft.	35 ft.	75	0
MxD <sup>3</sup>	1 Acre	20,000	75 ft. <sup>4</sup>	100 ft.	See 206-14			75	15
OBP	5 Acres	15,000	50 ft.	100 ft.	25 ft.	15/25 ft.	40 ft.	75	0
M-1	1 Acre	15,000	50 ft.	100 ft.	40 ft.	25/50 ft.	50 ft.	75	0
M-2	10 Acres	20,000	60 ft.	200 ft.	50 ft.	25/50 ft.	50 ft.	75	0

Notes for Table 2:

1. Minimum required setbacks do not include buffers, if required by chapter 328, article I of the UDO.

2. Larger side yards dimension is for corner lots.

3. Zoning district is only applicable within the Salem Road Corridor Overlay District.

4. Buildings over 35 feet in height shall be a minimum of 75 feet from property lines of adjacent single-family residential property.

This Ordinance shall become effective upon adoption.

This 10 day of November, 2025.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**

By:   
JaNice Van Ness, Chair & CEO

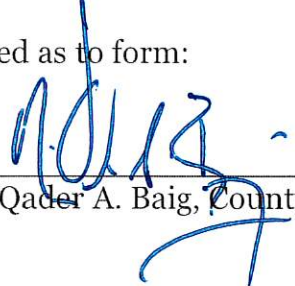
By:   
Tuwanya C. Smith, Post I

By:   
Dr. Doreen Williams, Post II

Attest:

By:   
Jennifer Rutledge, County Clerk

Approved as to form:

By:   
M. Qader A. Baig, County Attorney

First Reading: 9/16/2025

Second Reading: 11/10/2025

**Board of Commissioners  
Agenda Item Transmittal Form  
Ordinance Transmittal Form**



<p><b>Type of Request:</b> TEXT2025-12 – AN ORDINANCE TO AMEND SUBPART B – PLANNING AND DEVELOPMENT OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, to AMEND TITLE 2 – LAND USE AND ZONING, CHAPTER 206 – BASE ZONING DISTRICTS, SECTION 206-10 O/I OFFICE-INSTITUTIONAL DISTRICT AND CHAPTER 214-STANDARDS APPLYING TO ALL DISTRICTS, SECTION 214-1 DIMENSIONAL STANDARDS OF ZONING DISTRICTS, TABLE 2: DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL ZONING DISTRICTS; TO PROVIDE FOR REPEAL OF CONFLICTING PROVISIONS; TO PROVIDE FOR AN ADOPTION DATE; AND FOR OTHER PURPOSES.</p>	<p>County Clerk Use Only Ordinance #: <i>#0-2025-28</i></p>
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<b>Submission Information:</b>	<b>Information:</b>
<p><b>Contact Name:</b> Lara Parker, Deputy Director</p> <p><b>Department:</b> Planning &amp; Development</p>	<p><b>Summary of Request:</b> TEXT2025-12 Second Reading</p>

**Notes and Comments:**  
 September 16, 2025: First Read BOC Meeting  
 October 9, 2025: Planning Commission  
 October 23, 2025: BOC Zoning Public Hearing  
 November 10, 2025: Second Read BOC Meeting