

AN ORDINANCE TO AMEND CHAPTER 218 OF THE CODE OF ROCKDALE COUNTY, AS AMENDED, SO AS TO PROVIDE FOR LIVESTOCK IN THE R-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; TO REPEAL CONFLICTING PROVISIONS; TO PROVIDE FOR AN ADOPTION DATE; AND FOR OTHER PURPOSES.

WHEREAS, Rockdale County comprehensively regulates land uses, permitting, licensing, code compliance, development, and provides numerous other regulatory functions 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 authority, and other sources; and

WHEREAS, Rockdale County comprehensively regulates these areas so as to substantially advance the public health, safety, moral and general welfare; and

WHEREAS, the planning staff has frequent inquiries about livestock, particularly horses, in the R-1 (Single Family Residential) zoning district; and

WHEREAS, it is the desire of the Board of Commissioners to update the Table of Permitted Uses and corresponding Supplemental Use Standards to allow for livestock in the R-1 (Single Family Residential) zoning district, as recommended by the planning staff; and

WHEREAS, public hearings as required by law have been conducted by the Rockdale County/City of Conyers Planning Commission and the Board of Commissioners.

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

Section I

That Section 218-1 of Title 2 of Subpart B (Planning and Development) of the Code of Ordinances of Rockdale County entitled “Table of Permitted Uses” is hereby amended so as to add the letter “P” under the column for the R-1 zoning district, so that, as amended, said Table of Permitted Uses shall allow Livestock Quarters and Enclosures in the R-1 and A-R zoning districts, subject to Supplemental Regulations so that, as amended, said Table of Permitted Uses shall read as follows:

NAICS	Uses	Suppl.	A-R	R-1	R-2	CRS	CSD	MUR	RM	CID	O-I	NC	MxD	C-1	C-2	OBP	M-1	M-2	CSO
Code		Reg?																	
	AGRICULTURAL, FORESTRY, FISHING AND HUNTING																		
	Livestock Quarters and Enclosures	Yes	P	P															

Section II

That Section 218-13(oo) of the Code of Rockdale County, Georgia, as amended, is hereby further amended by deleting said section in its entirety and inserting in lieu thereof the following so as to include standards for livestock in the R-1, A-R, and WP zoning districts:

ARTICLE III. SUPPLEMENTAL USE STANDARDS
Sec. 218-13. Standards of use and development.

- (oo) Livestock quarters and enclosures (includes poultry). The keeping and raising of all farm animals and fowl and use of private stables shall be limited to property located within the R-1 (Single Family Residential) zoning district, the A-R (Agricultural-Residential) zoning district, and the W-P (Watershed Protection) zoning district, subject to the following standards:
 - (1) In the R-1 zoning district, the keeping and raising of all farm animals and fowl and use of private stables shall be limited to properties with a minimum of three (3) acres outside the boundaries of any recorded subdivision, defined as the common development of five lots or more, subject to a required preliminary plat pursuant to Section 302-23.
 - (2) In the R-1 zoning district, the maximum number of livestock shall be limited to two (2) adult hooved animals per three acres.
 - (3) In the A-R zoning district, the keeping and raising of all farm animals and fowl and use of private stables shall be limited to properties with a minimum lot size of three (3) acres.
 - (4) In the A-R zoning district, the maximum number of livestock shall be equal to two adult hooved animals per acre.
 - (5) In the W-P zoning district, the keeping and raising of all farm animals and fowl and use of private stables shall be limited to properties with a minimum lot size of three (3) acres.
 - (6) In the W-P zoning district, the maximum number of livestock shall be limited to two (2) adult hooved animals per three (3) acres.
 - (7) In the R-1 zoning district, the A-R zoning district, and the W-P zoning district, any structure, pen, corral or other building appurtenant to the keeping and raising of livestock or poultry must be located a minimum of 200 feet from any property line or State water as defined in O.C.G.A. 12-7-3.
 - (8) In the W-P zoning district, a fence shall be erected a minimum of 150 feet from any State water, as defined in O.C.G.A. 12-7-3, so as to prevent livestock from entry into any State water.
 - (9) The keeping and raising of all farm animals and fowl shall be subject to all regulations promulgated by the Rockdale County Health Department.

Section III

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section IV

That this Ordinance shall become effective upon adoption.

This 19 day of September, 2017.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman

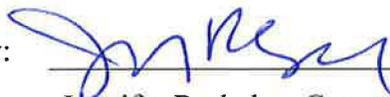


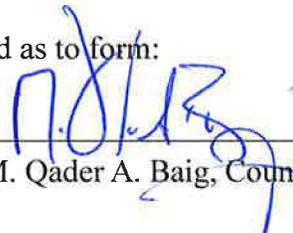
Sherri L. Washington, Esq., Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

Attest:

By: 
Jennifer Rutledge, County Clerk

Approved as to form:
By: 
M. Qader A. Baig, County Attorney

First reading: 8/8/2017

Second reading: 9/19/2017