

**MINUTES OF REGULAR MEETING
COBB COUNTY BOARD OF COMMISSIONERS
FEBRUARY 24, 2026
1:30 PM**

The Work Session of the Cobb County Board of Commissioners was held at 1:30 p.m., on Tuesday, February 24, 2026, at the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia, in the Board of Commissioners Meeting Room. Present and comprising a quorum of the Board were:

Chairwoman Lisa Cupid
Commissioner Erick Allen
Commissioner JoAnn Birrell
Commissioner Keli Gambrell
Commissioner Monique Sheffield (left the meeting at 3:01 p.m.)

CALL TO ORDER

Chairwoman Cupid called the meeting to order at 1:30 p.m.

PRESENTATIONS

1. To present an update on the Economic Development Strategic Plan.

Sabrina Wright, Economic Development Director, Tate Wilson and Gabby Oliverio with KB Advisory Group, and Eric Bosman with Kimley-Horn, presented information regarding the Economic Development Strategic Plan. A copy of the information presented is attached and made a part of these minutes.

No official action was taken by the Board.

2. To present an update on the Unified Development Code.

Jessica Guinn, Community Development Agency Director, presented information regarding the Unified Development Code. A copy of the information presented is attached and made a part of these minutes.

No official action was taken by the Board.

ADJOURNMENT

The meeting was adjourned at 3:27 p.m.


Lela Washington
Deputy County Clerk
Cobb County Board of Commissioners



Economic Development Strategic Plan Board of Commissioners Work Session

February 24, 2026

Presented by:



KB | ADVISORY GROUP

Reference No. # |

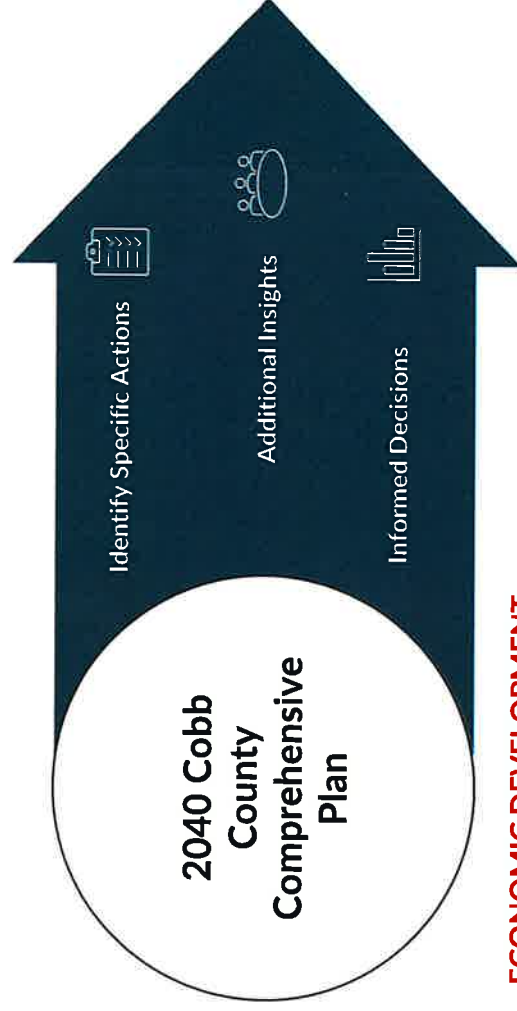
Topic Agenda

1. Purpose & Process To-Date
2. Public Input To-Date
3. Data Trends Overview
4. Next Steps
5. Q&A

01

Purpose & Process To-Date

Purpose

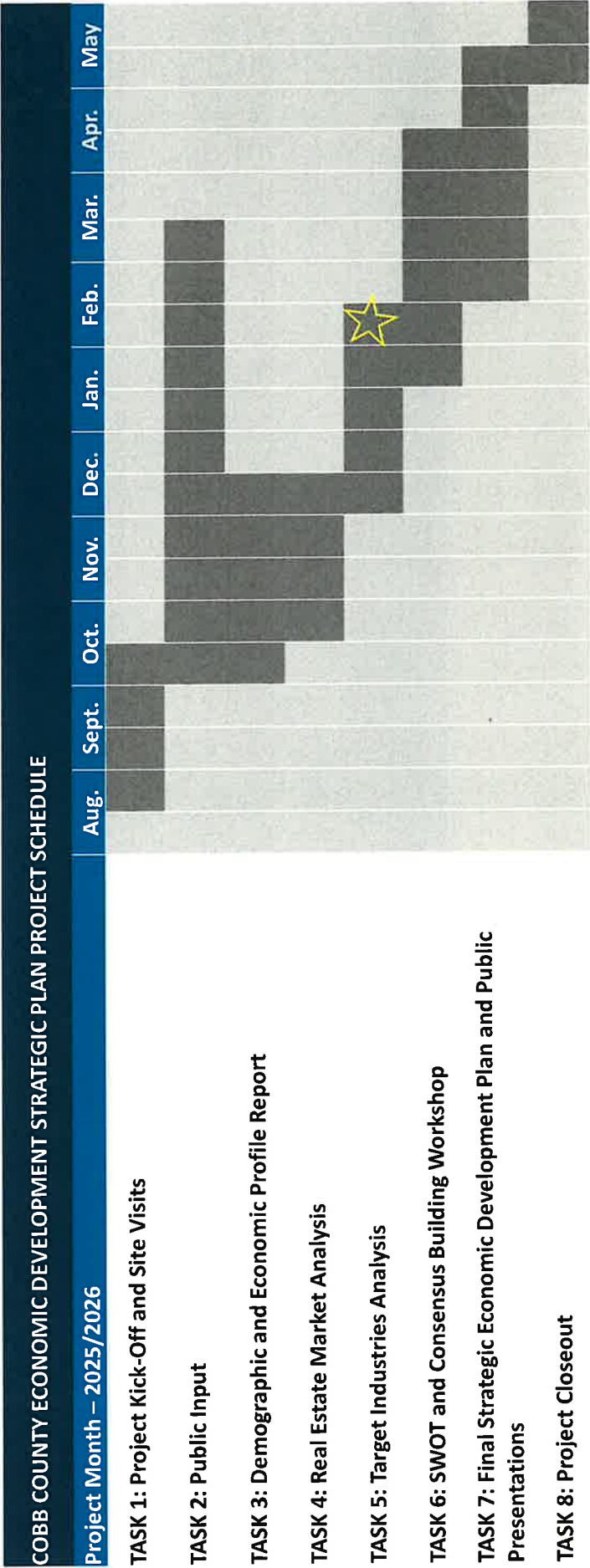


Create a countywide Economic Development Strategic Plan that includes overarching goals and implementable strategies to promote economic growth and enrich the quality of life in Cobb County.

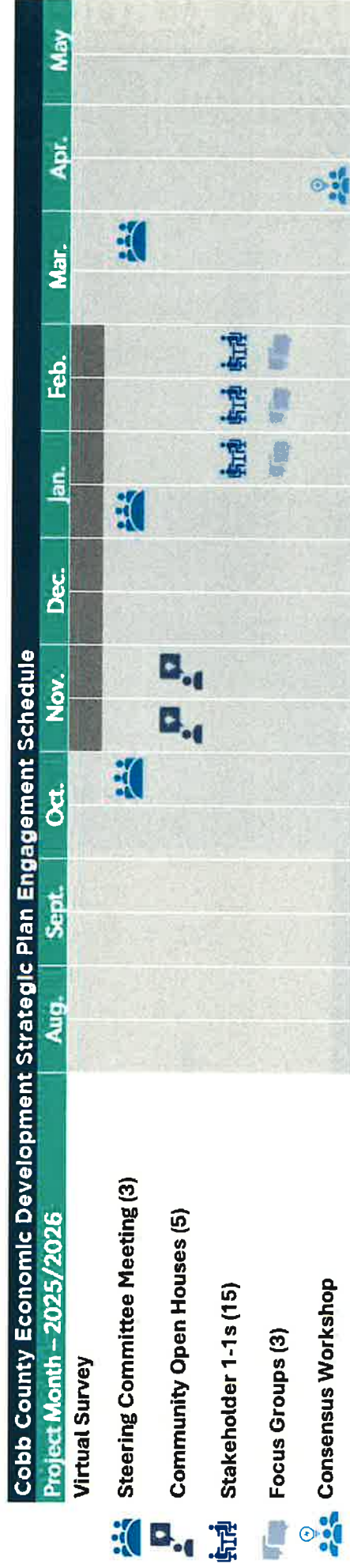
**ECONOMIC DEVELOPMENT
KEY STRATEGIES**

- Increase Jobs
- Maintain Low Taxes
- Focus on Targeted Industries

Project Timeline



Schedule and Task Review



Schedule and Task Review

Steering Committee Members

Greg Morgan	Retired CPA / Former Cobb Chamber Chairman
Brian Pruett	Co-Founder, B's Charitable Pursuits & Resources
Tony Waybright	Business Liaison to Cobb County Chairwoman Lisa N. Cupid
Enrico Washington	Brightway Concepts, LLC / Former Planning Comm D2
Keylan Mitchell	Mooyah Burger and Fries Owner
Melissa Cantrell	President, CDH Partners & 2026 Chair, Cobb Chamber of Commerce
Dan Buyers	McWhirter Realty Partners, LLC
Phil Westbrook	Cobb Co. Community Development - Planning
Alicia Giddens	Cobb Co. Water System Deputy Director
Smith Peck	Development Authority of Cobb County
Donna Middlebrooks	South Cobb Area Council
Jennifer McNeely	Curly Girl Law
Lisa Crossman	Deputy Director Cobb-Douglas Public Health
Drew Raessler	Cobb DOT
Justin Damiano	Home Depot
Allisa George	KSU Student Government President



Steering Committee Meeting #2 (Jan. 13, 2026)

02

Public Input To-Date

Open Houses



**COBB COUNTY
ECONOMIC
DEVELOPMENT**

**HELP US SHAPE THE FUTURE
OF ECONOMIC DEVELOPMENT
IN COBB COUNTY!**

Cobb County is starting its first Economic Development Strategic Plan (EDSP) which will help guide us over the next five years as we continue to attract and foster new investments, jobs, and amenities that will improve the quality of life for all residents.

Please stop by one of our open houses to **learn more and share your visions** for the future economic landscape of Cobb County!

Flexible attendance - feel free to stop by anytime during the event
Light refreshments will be served

Vinings Library
November 10th
6-8pm



Sewell Mill Library and Cultural Center
November 12th
6-8pm



Mable House Arts Center
November 13th
6-8pm



West Cobb Senior Center
November 14th
12-2pm



Gritters Library
November 18th
6-8pm





Summary of Public Input

Economic Development Pillars

Workforce Development *Enhanced skills and employment readiness programs*

Business Support *Prioritize initiatives to support local businesses*

Connectivity *Prioritize transportation and effective connectivity solutions*

Job Opportunity *More livable-wage jobs and improved industry recruitment*

Balanced Development *Balanced urban and suburban growth and access to amenities*

Housing *Need for affordable and accessible housing options*

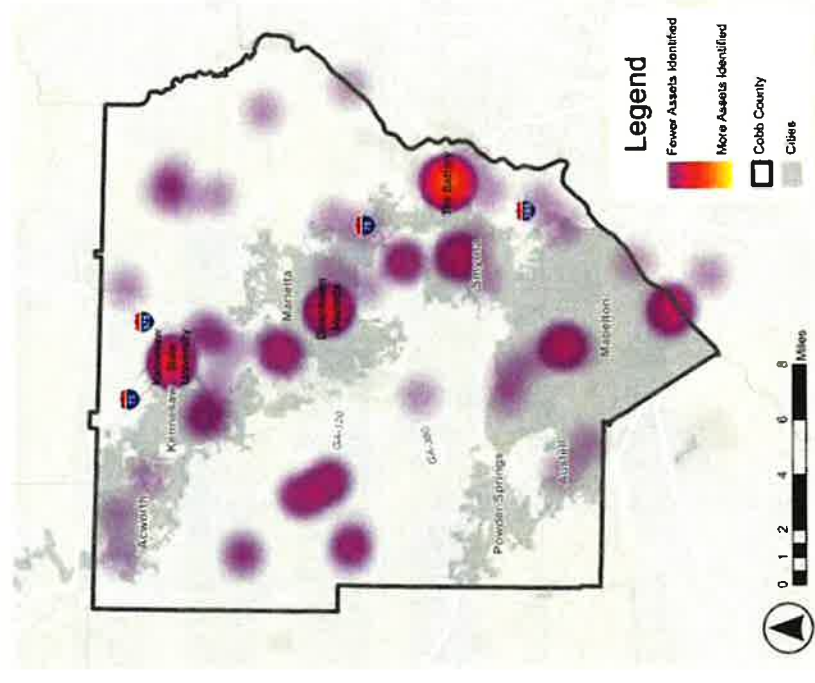
Summary of Public Input

Quality of Life Indicators

- Accessible transportation
- Parks and shared community spaces
- Safe communities with less crime
- Quality schools with equitable resources
- Support for small businesses and local shops
- Affordable housing options
- Accessible healthcare services
- Improved infrastructure and mixed-use developments
- Access to arts and cultural performances
- Sustainability initiatives and more green spaces

Economic Development Asset Map

Top locations: The Battery, Downtown Marietta, Kennesaw State University (KSU), Six Flags, Kennesaw Mountain, Dobbins/Lockheed, and The Avenue of West Cobb



Summary of Public Input

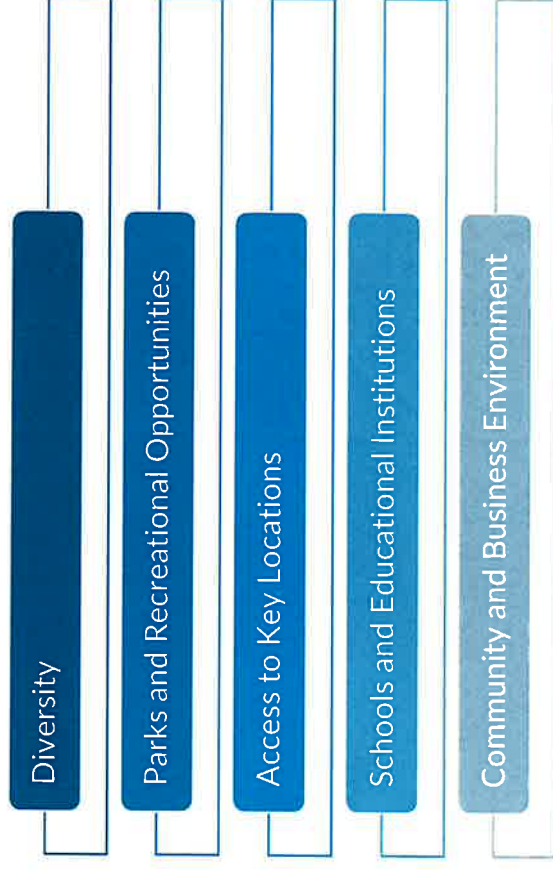
Target Industries

**Education and
Health Care**
*were the main preferences
of community members*



Top Attributes

Q: What makes Cobb County unique?

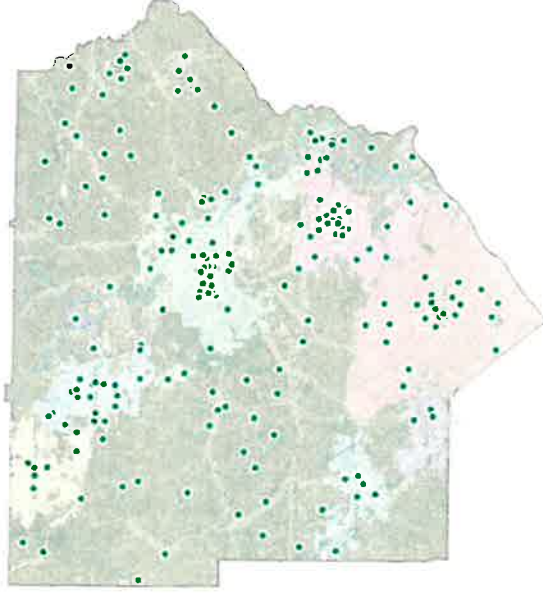


Community Survey Responses To-Date

Cobb County's Top Economic Development Strengths



Cobb County's Top Economic Development Challenges



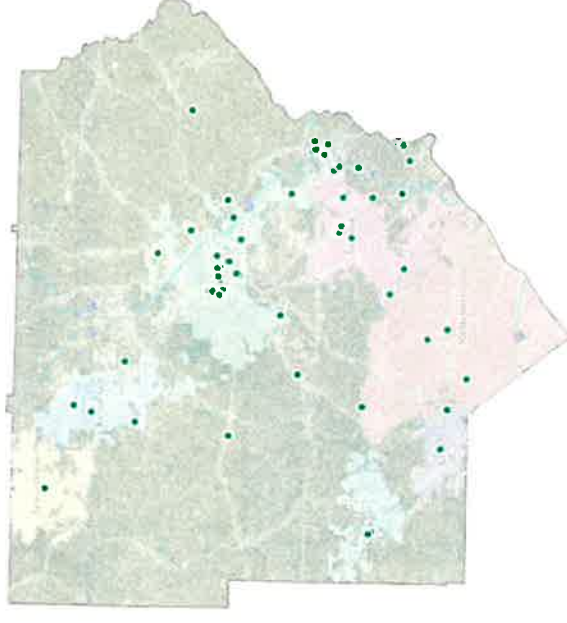
Public Infrastructure, Recreational Amenities, and Vocational/Training Resources are top desired County investments

Business Survey Responses To-Date

Top Strengths of Doing Business in Cobb County



Top Challenges Businesses are Currently Facing



Networking Opportunities, Marketing Assistance, and Regulatory Assistance
are top desired ways to further receive County support

Conversations To-Date

FOCUS GROUPS

- Municipalities
- CIDs
- Business Associations
- Select Cobb
- Cobb Travel & Tourism
- Cobb County Schools
- Marietta Schools
- Chattahoochee Technical College
- Greater Wealth Works

1-1 PARTNER INTERVIEWS

- Select Cobb
- Cobb Chamber
- Metro Atlanta Chamber
- Georgia Department of Economic Development
- KSU
- CobbWorks
- Cobb Planning
- Cobb DOT
- Council for Quality Growth

Focus Group & Partner 1-1 SWOT To-Date

STRENGTHS	WEAKNESSES
• Proximity to Atlanta • Strong partnership and collaboration with other Economic Development partners • Cumberland office core • Healthcare workforce and hospital network • Local culture • Public education assets • Business resources • Established tourism assets	• Aging commercial inventory • Transportation infrastructure • Limited public transportation • Limited housing diversity • East-West connectivity • Stormwater infrastructure • Spatial land use diversity
OPPORTUNITIES	THREATS
• Redevelopment • Support for startups and small businesses • Utilization of new/underutilized tools such as TADs and SSDs • Expanding collaboration with the County CIDs • Land trust/land bank • Collaboration with KSU and Technical Schools • Livability within existing and new commercial nodes • On-demand Transit Service Expansion	• Limited greenfield opportunities • Aging population and shrinking workforce • Affordability to attract and retain employees and college graduates • Rising land prices • Decreasing federal funds for workforce initiatives

03

Data Trends

Key Insights

Demographics

Employment

Real Estate

Cobb continues to be a growing part of the region and maintain/attract skilled and well-educated residents

Recent trends show that the overall Cobb community is aging faster than the region and that housing costs are not keeping up with wages

The County hosts a strong healthcare cluster that draws in workers from elsewhere in the region

The largest share of residents work in professional services and work in clusters outside of the County, although this industry continues to grow within Cobb

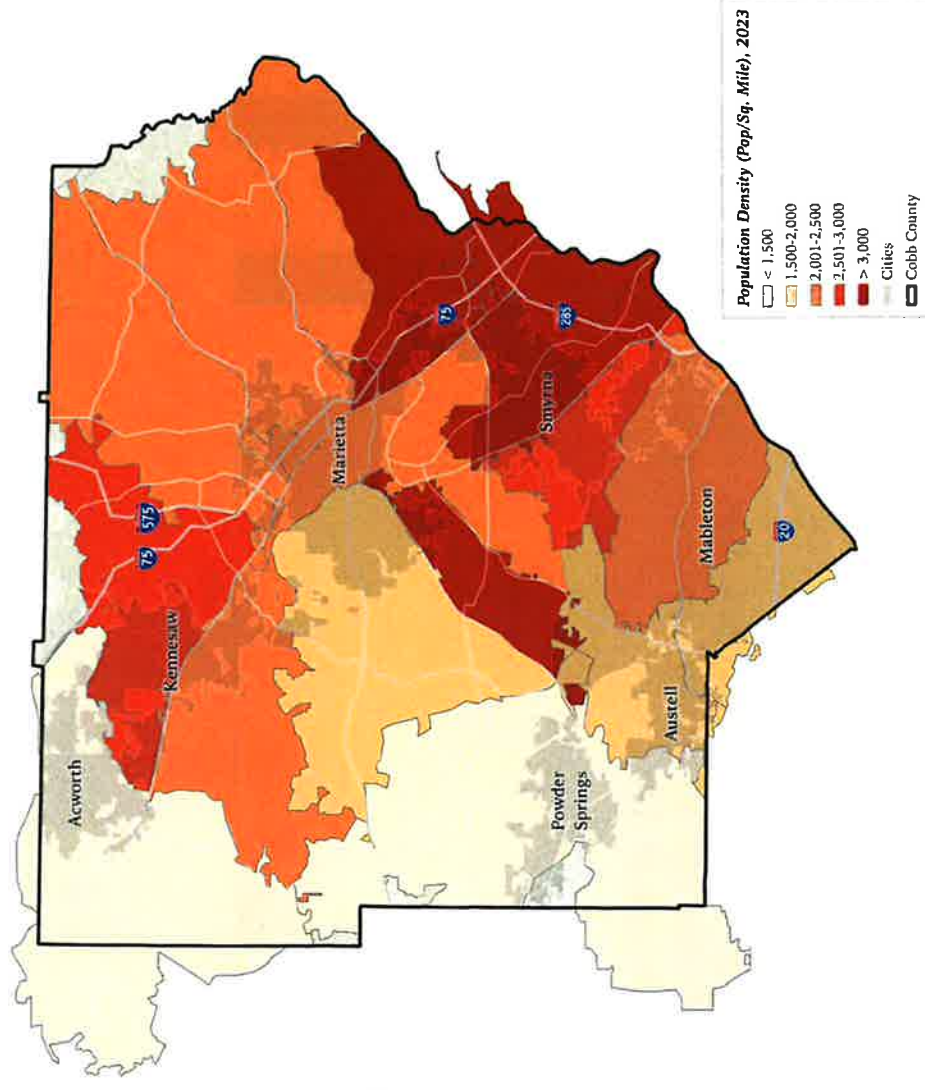
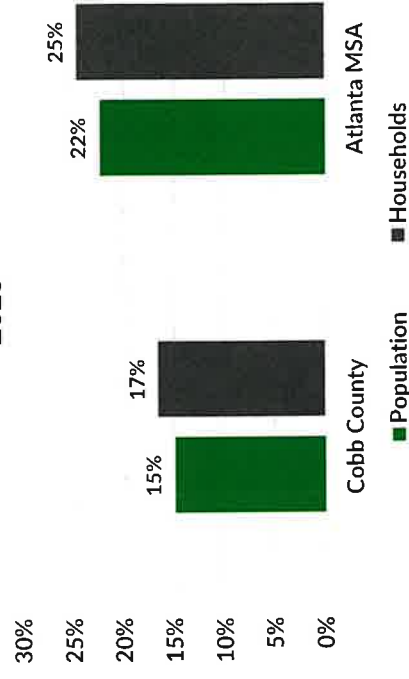
Industrial/flex properties have dominated historical non-residential commercial real estate deliveries, but the County's most desirable properties (Class A), are concentrated in its office product

Potential redevelopment needs are likely to be focused on aging inventory along key corridors that extend from central nodes within the County, especially east-west connections

Future economic growth is partially dependent on the ability of Cobb County to add new residents and households.

This can create a larger client base for existing businesses and attract new ones.

Population v. Household Growth, 2010-2025

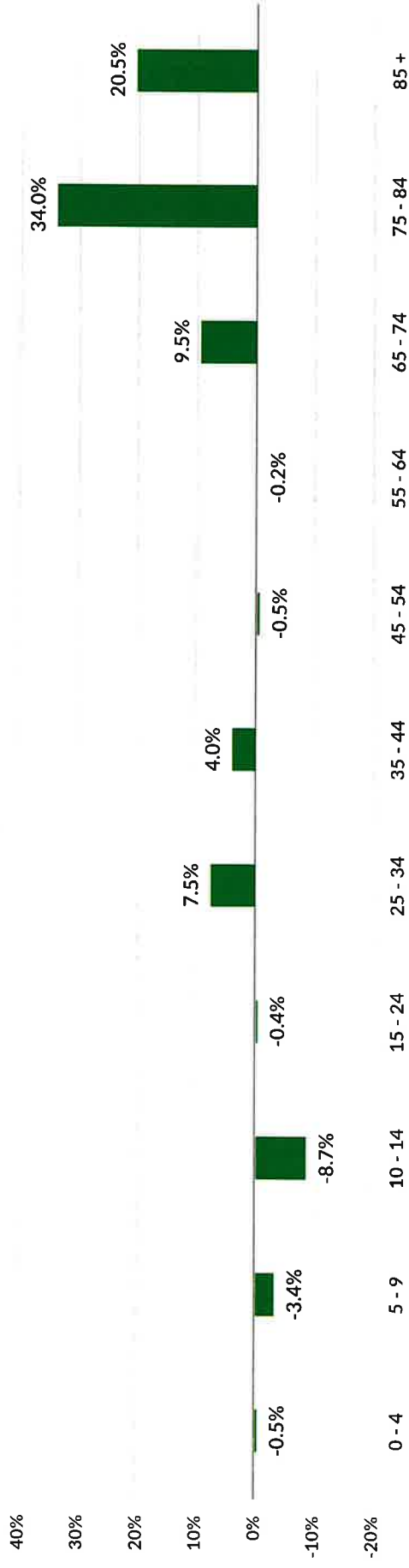


Source: KB Advisory Group with data from Esri, U.S. Census ACS 5-Year Estimates
Cobb County Economic Development Strategic Plan 2025 | 20

While younger residents currently make-up a larger share of the County's population, there are signs this may not continue.

Similar to trends regionally, the share of residents in older age cohorts has outpaced the growth in younger cohorts. Compared to the region and state overall, there has been a larger decline in the share of residents within Cobb County under the age of 18.

Change in Age Cohort, 2020-2025

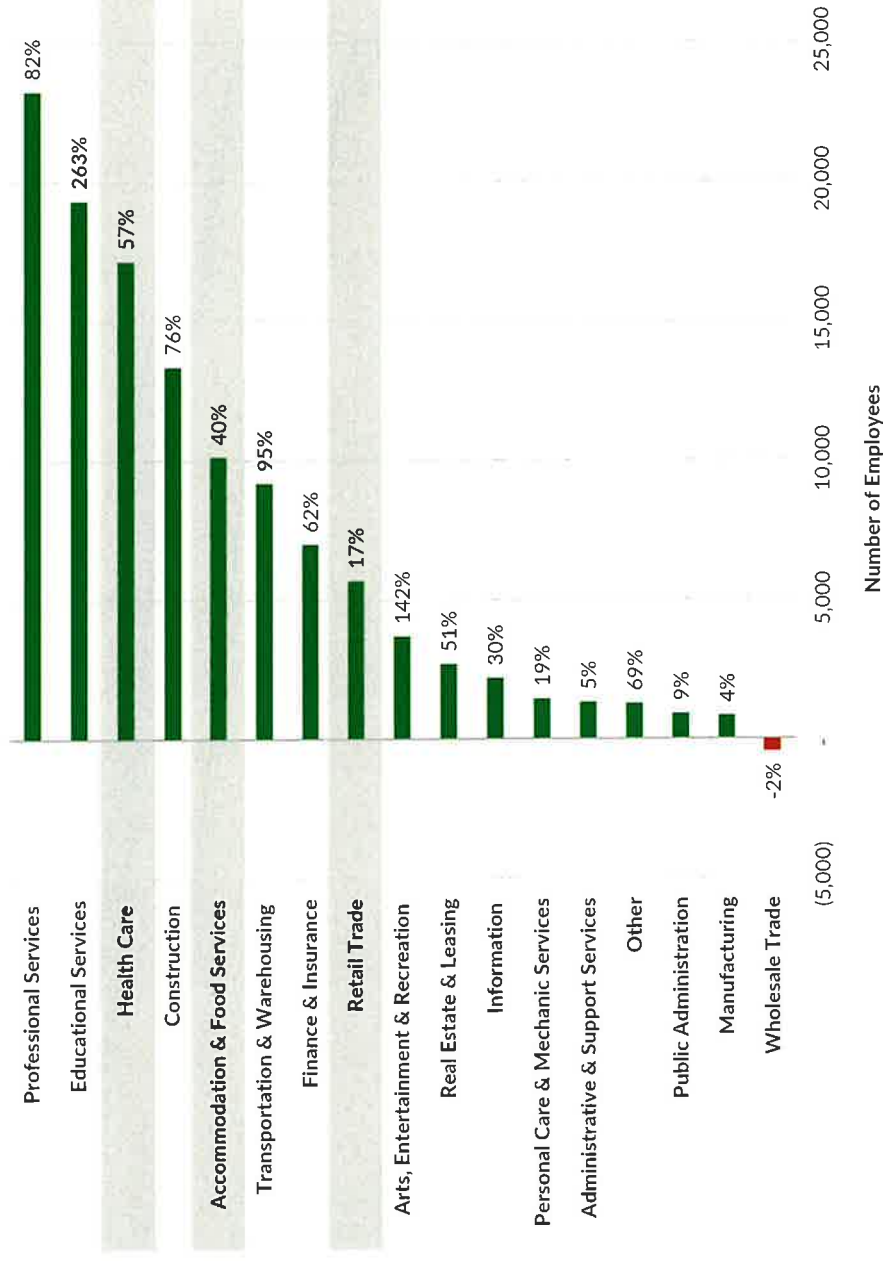


This can influence the workforce and jobs of tomorrow within Cobb County.

The Professional Services industry saw the largest increase in the number of jobs from 2010-2023.

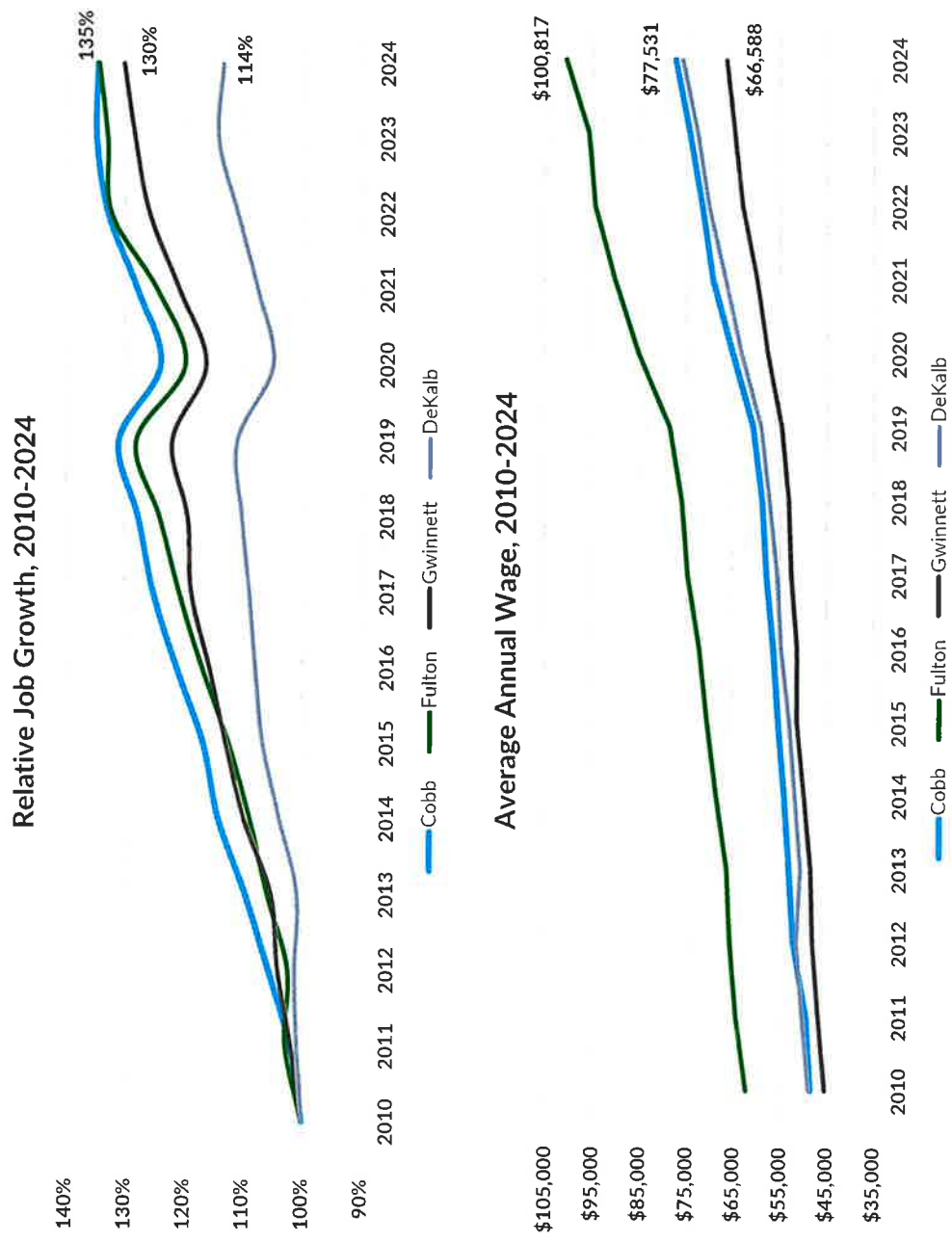
In terms of rate of growth, Educational Services grew the fastest during this time frame, likely driven by KSU.

Change in Employment within Cobb County by Industry, 2010-2023



Source: KB Advisory Group with data from BLS
Cobb County Economic Development Strategic Plan 2025 | 22

Cobb County has led its peers in the region's core in relative job growth.



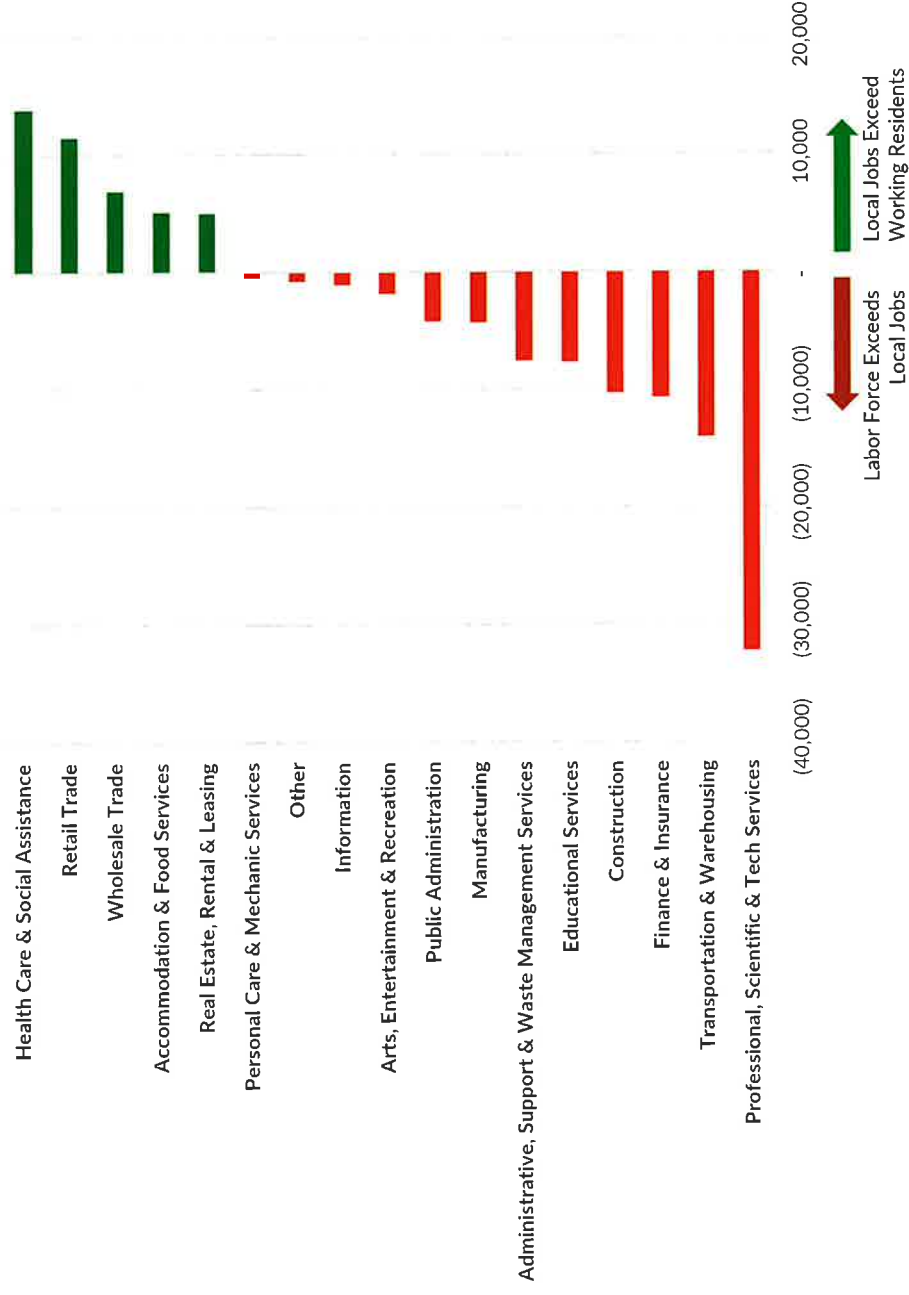
Source: KB Advisory Group with data from BLS
Cobb County Economic Development Strategic Plan 2025 | 23

Mismatches exist between the local workforce and existing jobs.

Health Care is the largest industry within the County and is reliant on in-commuters to fill all hosted positions.

Conversely, there are more residents working in Professional Services than there are jobs located in the County – leading these residents to out-commute to other employment hubs in the region.

Jobs v. Working Residents in Cobb County by Industry, 2025



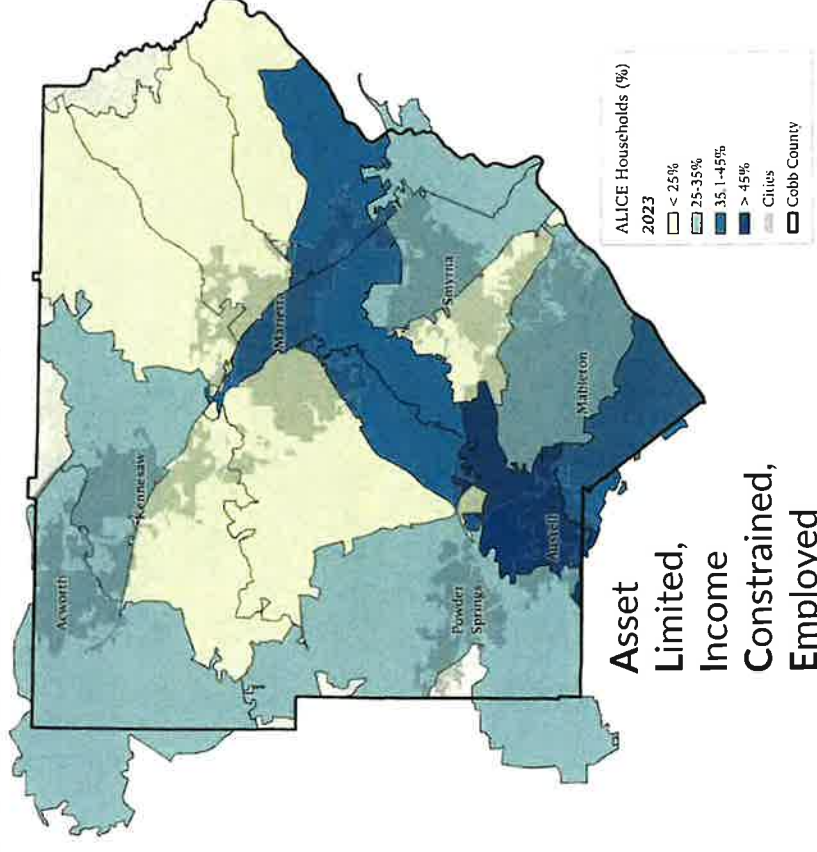
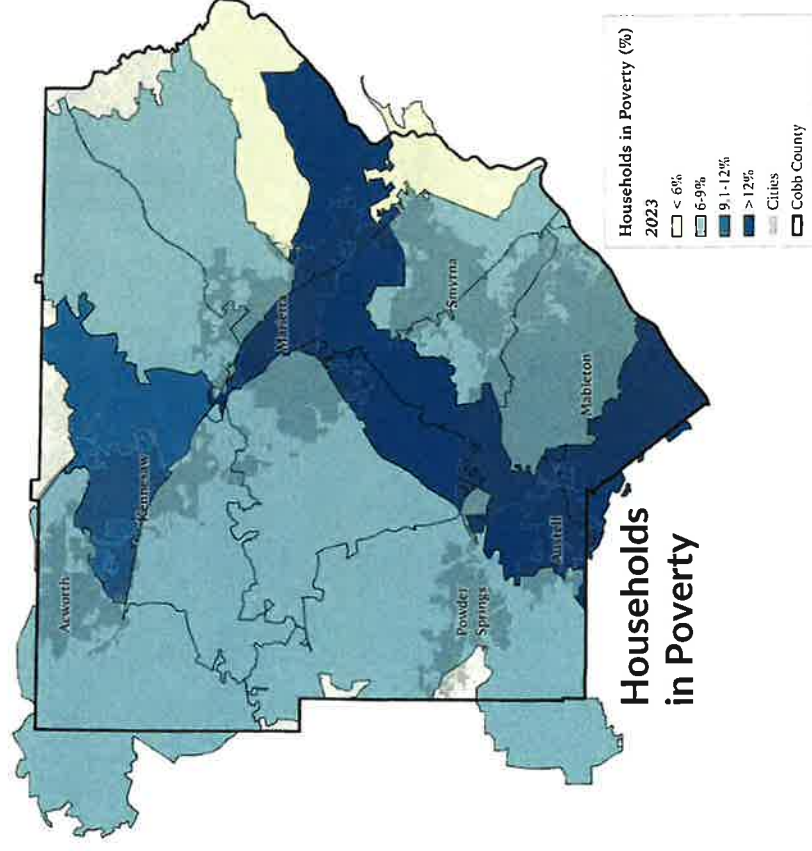
Source: KB Advisory Group with data from BLS, Esri
Cobb County Economic Development Strategic Plan 2025 | 24

The share of working residents staying within the County to work is declining, leading to a net job outflow to neighboring counties.

This declining base of local employees is largely due to an insufficient amount of local new housing, which can become problematic for economic development efforts.

Inflow Outflow	Share of Workers that Commute within Cobb County
2022	31.0%
2020	34.1%
2010	37.5%
Top Cobb Working Resident Destination 2022	
Fulton County	30%
Cobb County	6%
DeKalb County	2%
Top Cobb Worker Origin 2022	
Fulton County	10%
Cobb County	6%
Cherokee County	1%

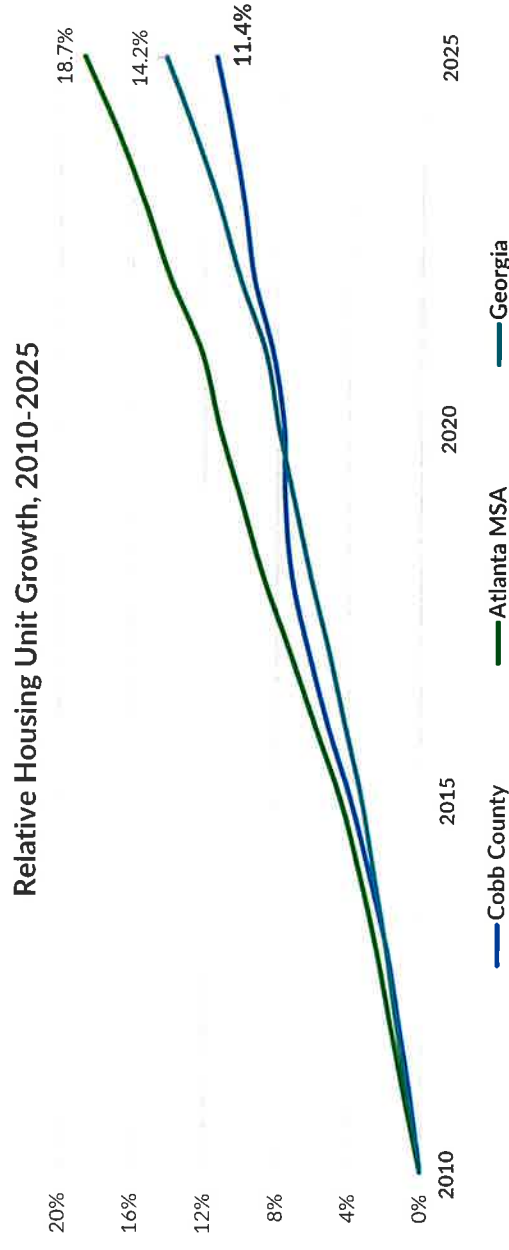
Additionally, some of the areas with the highest poverty levels also have the highest share of residents who are employed but still face financial burdens (ALICE).



Source: KB Advisory Group with data from United Way
Cobb County Economic Development Strategic Plan 2025-2026

Cobb County's relative growth in new housing units overall is below that of the region and state overall.

Slower delivery of new housing stock can limit the ability to retain and attract residents within Cobb County. This will be important if the County wants to leverage a growing, well-educated local labor force to attract more job opportunities and investment.

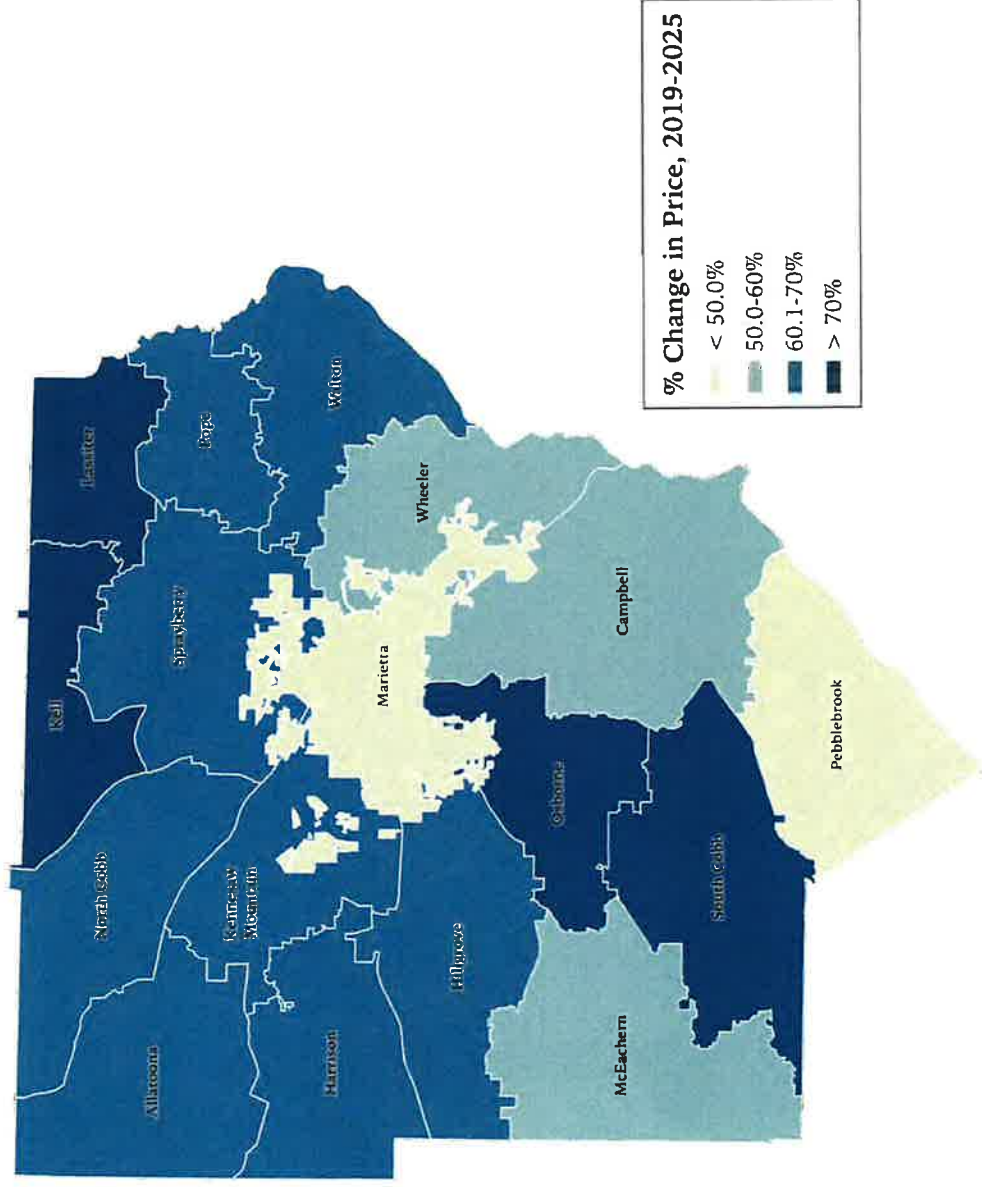


11.4%
Cobb County

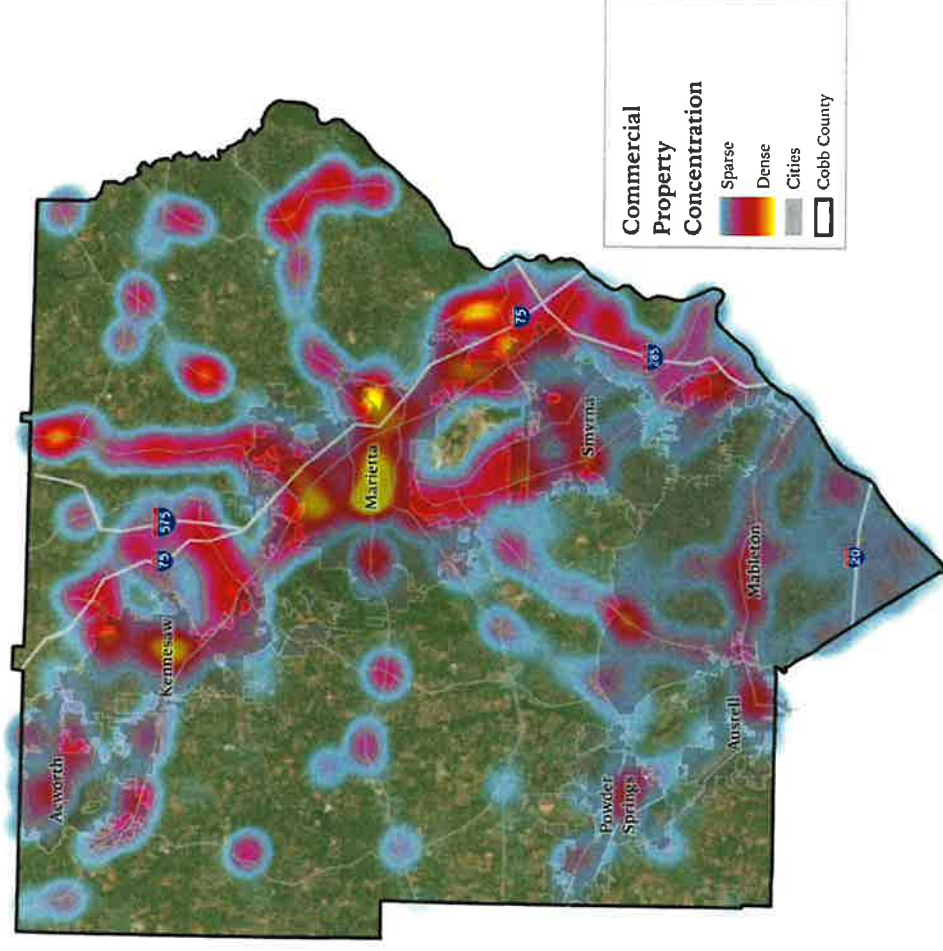
18.7%
Atlanta MSA

14.2%
Georgia

Home prices have increased by over 50% since 2019 across all the high school clusters except for Marietta and Pebblebrook.



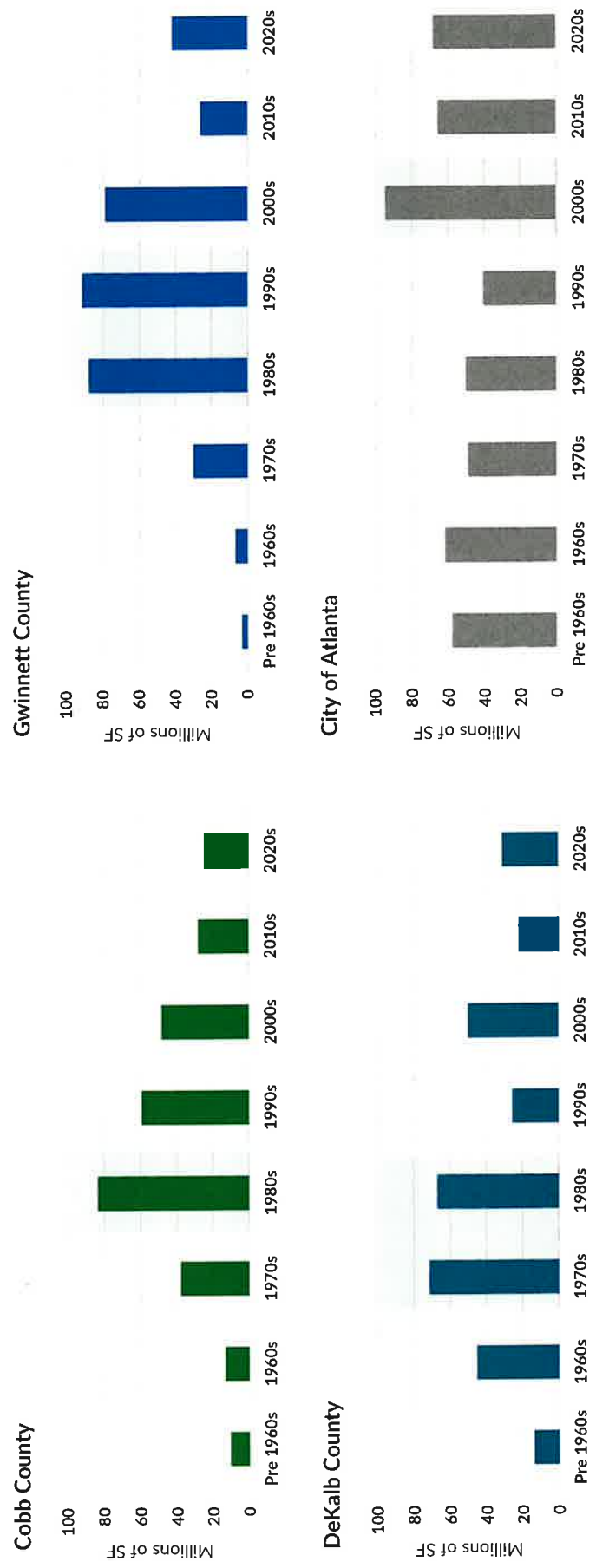
The commercial built environment reflects spatial population density trends, with most buildings clustered along the I-75 corridor.



*Density in this context refers to concentration of properties and not vertical space
Source: KB Advisory Group with data from CoStar
Cobb County Economic Development Strategic Plan 2025 | 29

Overall, the commercial real estate inventory within Cobb County is older than some of its peer communities – almost 50% of its space is at least 35 years old.

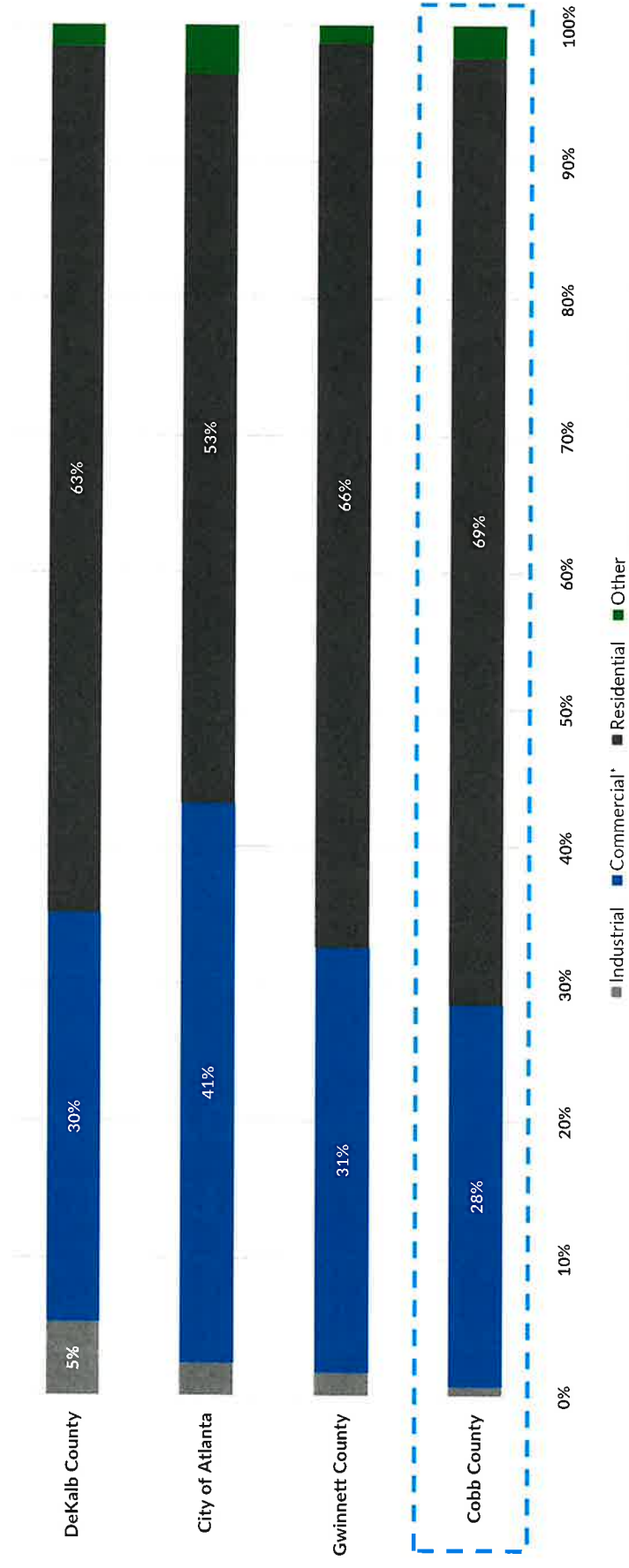
Commercial Development* by Decade



*Inclusive of multifamily properties
Source: KB Advisory Group with data from CoStar
Cobb County Economic Development Strategic Plan 2025 | 30

Of its peers, Cobb County has the highest share of its gross property digest sourced from residential properties. Aging commercial inventory can create future limitations for attracting high-value commercial investments that better balance the County's digest.

Share of Gross Digest, 2025



*Commercial is inclusive of multifamily properties with more than four units

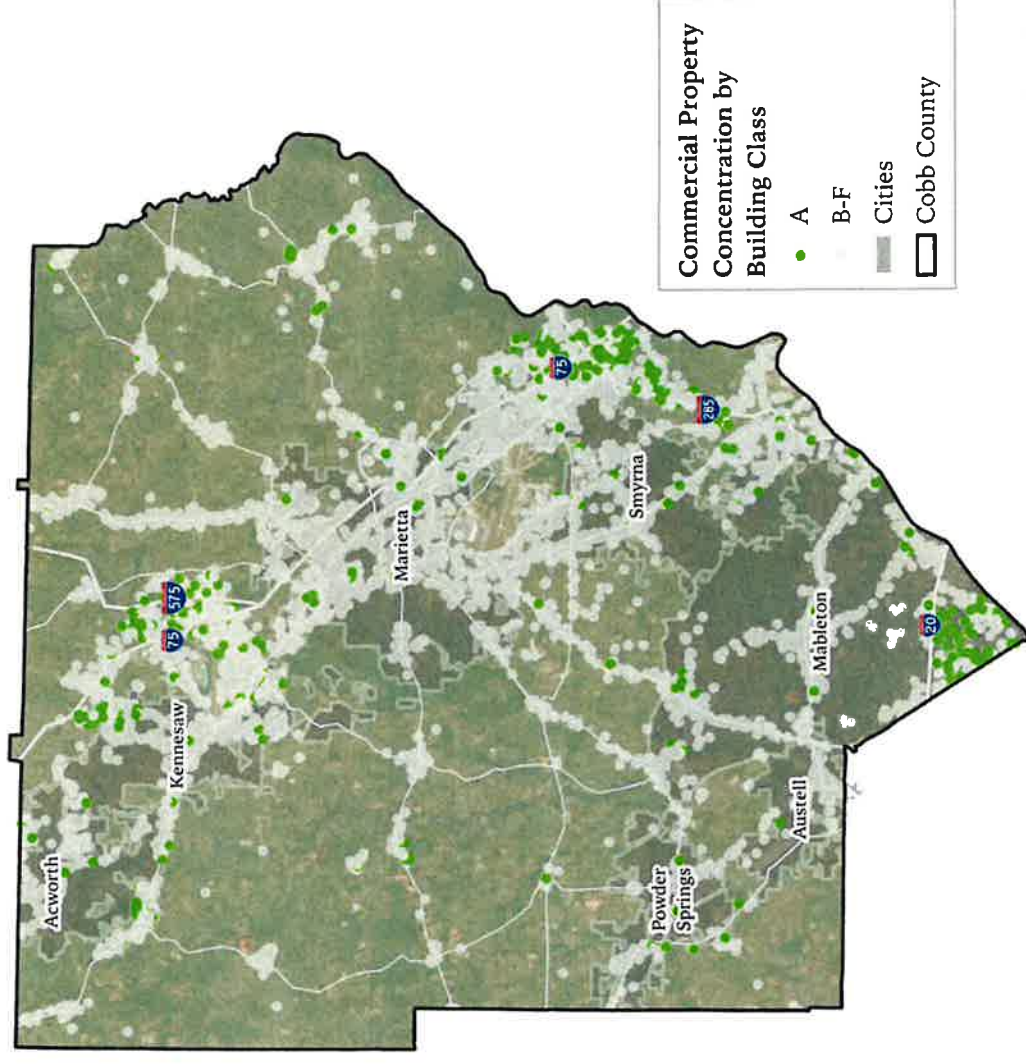
**City of Atlanta reported here excludes portion in DeKalb County

Source: KB Advisory Group with data from Georgia Department of Revenue

Class A properties overall, regardless of property type, are concentrated in three key nodes: Kennesaw/I-75/I-575, Cumberland/I-285, and south of I-20.

These areas, reflected by the concentrations of green dots, highlight where there is existing market pressure and activity.

The remaining supply, the grey dots, represent areas that can potentially serve as focus for County redevelopment efforts.



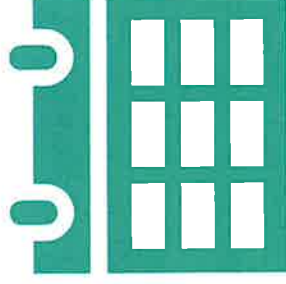
Source: KB Advisory Group with data from CoStar
Cobb County Economic Development Strategic Plan 2025 | 32

04

Next Steps

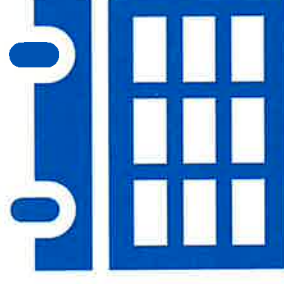
Status

Completed: JAN-FEB



- Surveys
- Coordinated and hosted 3 focus groups
- Began coordinating and hosting 1-1 interviews

MARCH-APR



- Finish 1-1 interviews
- Steering Committee #3
- BOC 1-1 interviews
- Host Consensus Workshop

SURVEYS OPEN THROUGH THE REMAINDER OF THE WEEK

Community



[https://www.surveymonkey.com/r/
Cobb-EDSP-Community](https://www.surveymonkey.com/r/Cobb-EDSP-Community)

Business



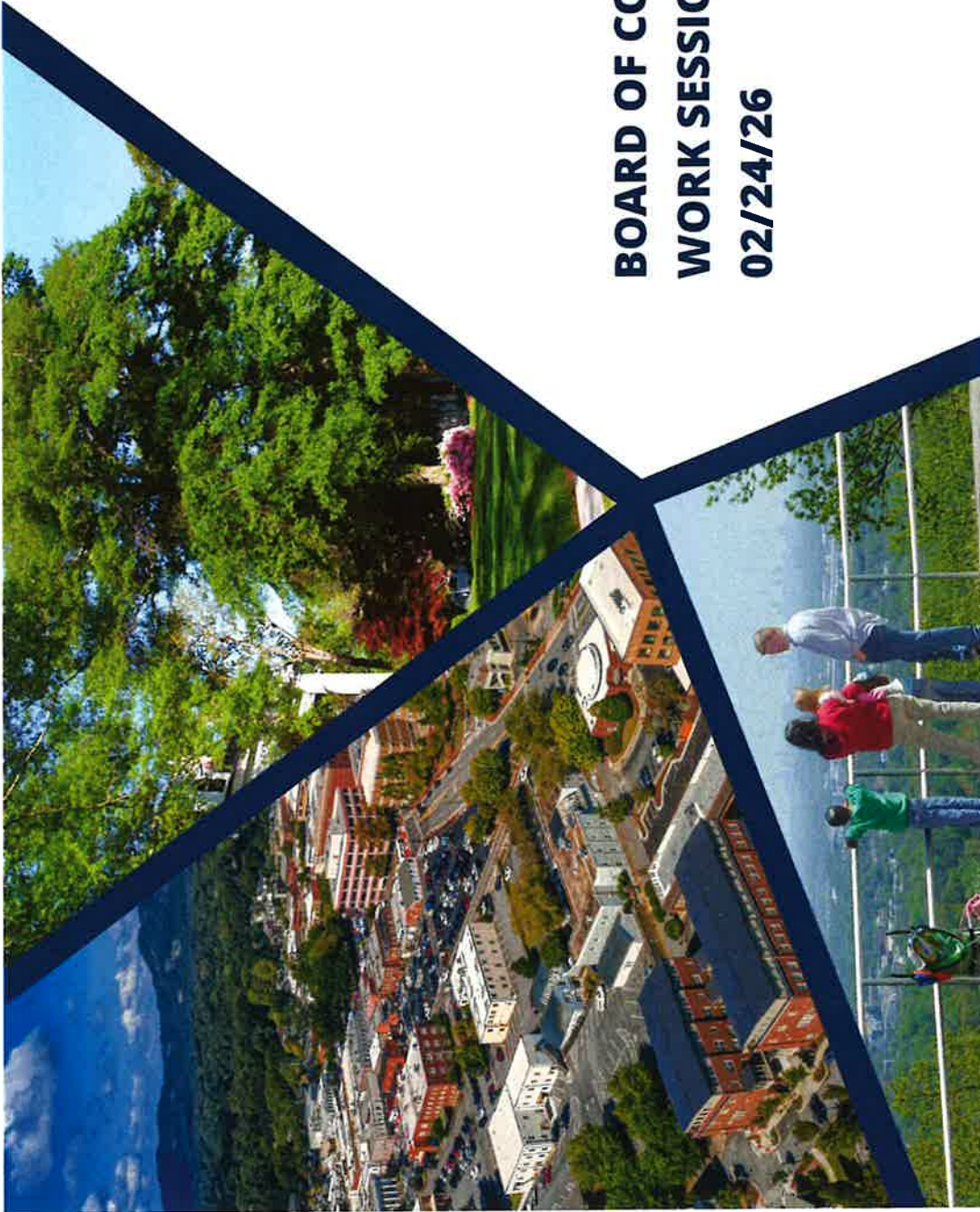
[https://www.surveymonkey.com/r/
Cobb-EDSP-Business](https://www.surveymonkey.com/r/Cobb-EDSP-Business)

05

Q&A



**BOARD OF COMMISSIONERS
WORK SESSION
02/24/26**



Overview

- Project Status and Background
- Review of Installment Two of UDC
- **Your Feedback**
- Next Steps



Why a Unified Development Code (UDC)?

- Zoning ordinance adopted nearly 50 years ago, not comprehensively updated since then
- Result: Current regulations hard to understand and navigate, with internal inconsistencies
- Does not thoroughly support goals in 2040 Comprehensive Plan, updated in 2022

Work program

- Phase 1: Project Initiation and Orientation
- Phase 2: Code Assessment
- Phase 3: Draft UDC
- Phase 4: Testing of Draft UDC
- Phase 5: Public Hearings and Adoption

Phase 3: Drafting in Three Installments

Installment 1 Procedures

Installment 2 Zoning Districts and Uses

Installment 3 Development Standards

Article 1	General Provisions
Article 2	Administration
Article 3	Zoning Districts
Article 4	Use Regulations
Article 5	Development Standards
Article 6	Subdivision Standards
Article 7	Nonconformities
Article 8	Enforcement
Article 9	Definitions and Rules of Construction, Interpretation, and Measurement
Appendix	Retired Districts

Code Assessment Goals/Key Themes

Theme 1

Create User-Friendly Regulations

Theme 2

Update and Modernize the Zone Districts and Use Regulations

Theme 3

Support Development of Additional Types of Housing

Theme 4

Update and Modernize Development Standards

Theme 5

Support Redevelopment and Revitalization of Commercial Corridors

Goal: Make Regulations More User Friendly

- New district layout
- Illustrations of desired form of development
- Uses and use regulations consolidated in one section of the UDC
- Key development standards (e.g., landscaping) consolidated in one section of the UDC
- Reduce duplication

Example: R-20 District

District regulations include Purpose and intent statement

(1) *Purpose and intent.* 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.

Example: R-20 District

District regulations include

Definitions

- a. *Community fair* means a festival or fair such as the North Georgia State Fair conducted wholly within public areas owned by a local government, provided that any activity is conducted at least 200 feet from any property line. Any event shall not exceed 21 days.

Example: R-20 District

District regulations include

List of permitted uses, with some applicable standards

Community fairs.

Cottage food operators as regulated by the Georgia Department of Agriculture in accordance with its Rules, Chapter 40-7-19, as may be amended from time to time subject to the following requirements:

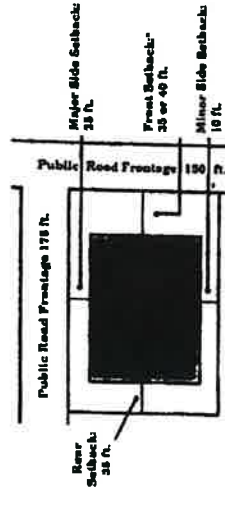
1. There shall be no signage or other exterior evidence of the cottage food operator.
2. Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely delivers mail/internet order products to residents.
3. No cottage food products prepared by the cottage food operator may be picked up by a

Example: R-20 District

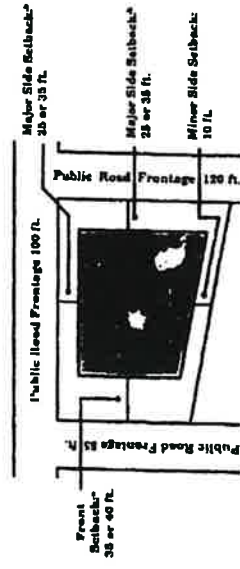
District regulations include

Dimensional standards (min. lot size and setbacks), and height

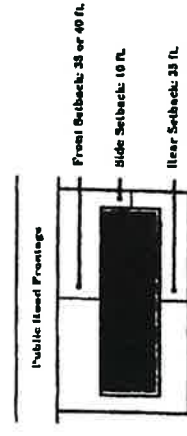
- Minimum lot size: 20,000 square feet. The board of zoning appeals shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
- Minimum lot width at front setback line: 75 feet; cul-de-sac, 50 feet.
- Minimum public road frontage: 75 feet; cul-de-sac, 50 feet.
- Minimum building setbacks: As shown and applied in the following diagram:



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages



Example for Property with one (1) Public Road Frontage

(Additional dimensional standards such as minimum floor area, are listed in a separate section)

Example: R-20 District

District regulations include General use and structure standards

(13) *Accessory buildings, structures, uses and decks.*

- a. Size and setback limitations: Any accessory building, structure, use and deck up to 144 total gross square feet must be located at least five feet off the property line and limited to 15 feet in height subject to the development conditions list below (except for 15-foot height restriction). Any accessory building, structure, use and deck over 144 total gross square feet and up to 650 total gross square feet shall be limited to the building setbacks of the lot it is located on and is subject to the development conditions below. Any accessory building, structure, use and deck over 650 total gross square feet must be at least 100 feet from any property line and is subject to the development conditions below.

Example: NRC District

Example: NRC District

1. District Information

District Name: Example District

District Number: 12345

District Type: General District

2. District Description

The district is located in the Example area of the county. It covers an area of approximately 100 square miles. The district is primarily composed of residential and commercial areas. The population of the district is approximately 10,000 people. The district is bounded by Example Street to the north, Example Street to the south, Example Street to the east, and Example Street to the west.

3. District Boundaries

The district boundaries are defined by the following streets:

- North: Example Street
- South: Example Street
- East: Example Street
- West: Example Street

4. District Assets

The district has the following assets:

- Example (Value: \$100,000)
- Example (Value: \$50,000)
- Example (Value: \$25,000)

5. District Liabilities

The district has the following liabilities:

- Example (Value: \$50,000)
- Example (Value: \$25,000)

6. District Financials

The district has the following financials:

- Revenue: \$100,000
- Expenses: \$50,000
- Net Income: \$50,000

7. District Notes

The district has the following notes:

- Example
- Example

Example: NRC District

District regulations include

Transitional buffer requirements (9 buffer standards in all)

- b. *Standards.* Buffers and berms shall be required when an NRC district is located adjacent to a residential district; a minimum 20-foot buffer is required.
 - 1. *Buffers.* Landscape buffers are subject to review and approval by the county arborist or county landscape architect in accordance with the following standards:
 - i. Plantings are to be a mix of evergreen trees and shrubs.
 - ii. Species are to be ecologically compatible to the site and appropriate for the design situation.
 - iii. Unless public safety concerns dictate otherwise, buffers should provide a 100 percent visual barrier to a height of six feet within two years of planting.
 - iv. Minimum height of plant materials at installation is five feet for trees and two feet for shrubs.

Example: NRC District

District regulations include

General standards

- k. No uses that emit noxious odors, fumes or sounds are permitted.
 - l. No sexually oriented businesses are permitted.

Challenges with Current Structure

Duplicate regulations

- Example: Customary home occupation
- Defined 22 times—in Section 134-1 and in 21 separate districts
- Standards in each of the 21 districts are very similar, but with minor differences
- Many such examples

134-193 (R-80)

- b. Customary home occupations 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.
 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.

134-194 (RR)

- c. 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.
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134-197 (R-20)

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134-201.1 (RA-5)

- b. Customary home occupations 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.
 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.

134-207 (RM-16)

- b. Customary home occupations. 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.
 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.

134-219 (RMR)

- c. Customary home occupations 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.
 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.

Challenges with Current Structure

Duplicate regulations

- Example: Transitional buffers
- Language duplicated throughout the code
- Makes the code more difficult to maintain and update over time

○ [Sec. 134-209. - RDR recreational outdoor golf driving range district.](#)
Code of Ordinances / PART I - OFFICIAL CODE OF COBB COUNTY, GEORGIA / Chapter 134 - ZONING
/ ARTICLE IV. - DISTRICT REGULATIONS

Minimum height of plant materials at installation is five feet for trees and two feet for shrubs.

○ [Sec. 134-200. - RD residential duplex district.](#)
Code of Ordinances / PART I - OFFICIAL CODE OF COBB COUNTY, GEORGIA / Chapter 134 - ZONING
/ ARTICLE IV. - DISTRICT REGULATIONS

Minimum height of plant materials at installation is five feet for trees and two feet for shrubs.

○ [Sec. 134-204. - RM-8 residential multifamily district.](#)
Code of Ordinances / PART I - OFFICIAL CODE OF COBB COUNTY, GEORGIA / Chapter 134 - ZONING
/ ARTICLE IV. - DISTRICT REGULATIONS

Minimum height of plant materials at installation is five feet for trees and two feet for shrubs.

○ [Sec. 134-205. - FST fee simple townhouse residential district.](#)
Code of Ordinances / PART I - OFFICIAL CODE OF COBB COUNTY, GEORGIA / Chapter 134 - ZONING
/ ARTICLE IV. - DISTRICT REGULATIONS

Minimum height of plant materials at installation is five feet for trees and two feet for shrubs.

Challenges with Current Structure

Difficult to find important standards

- First page of R-40 standards includes definition of “Community fair”

Sec. 134-195. - R-40 single-family residential district.

The regulations for the R-40 single-family residential district (40,000-square-foot lot size) are as follows:

- (1) *Purpose and intent.* 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.
- (2) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:
 - a. *Community fair* means a festival or fair such as the North Georgia State Fair conducted wholly within public areas owned by a local government, provided that any activity is conducted at least 200 feet from any property line. Any event shall not exceed 21 days.

Challenges with Current Structure

Difficult to find important standards

- First page of R-40 standards includes definition of “Community fair”
- Basic development standards such as minimum lot sizes and setbacks are midway through the section, on page 3

Designated recycling collection locations

(4) *Lot size and setback requirements.* Various flexible design options may apply when used with the open space community (OSC) overlay district, section 134-198.1. Otherwise, lot size and setback requirements are as follows:

- Minimum lot size: 40,000 square feet. The board of zoning appeals shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
- Minimum lot width at front setback line: 75 feet; cul-de-sac, 50 feet.
- Minimum public road frontage: 75 feet; cul-de-sac, 50 feet.
- Minimum building setbacks: As shown and applied in the following diagram:

MINIMUM BUILDING SETBACK REQUIREMENTS FOR R-40 DISTRICT

Note: All setbacks shall be measured from future right-of-way.

Setbacks

- Minimum lot size: 40,000 square feet. The board of zoning appeals shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
- Minimum lot width at front setback line: 75 feet; cul-de-sac, 50 feet.
- Minimum public road frontage: 75 feet; cul-de-sac, 50 feet.
- Minimum building setbacks: As shown and applied in the following diagram:

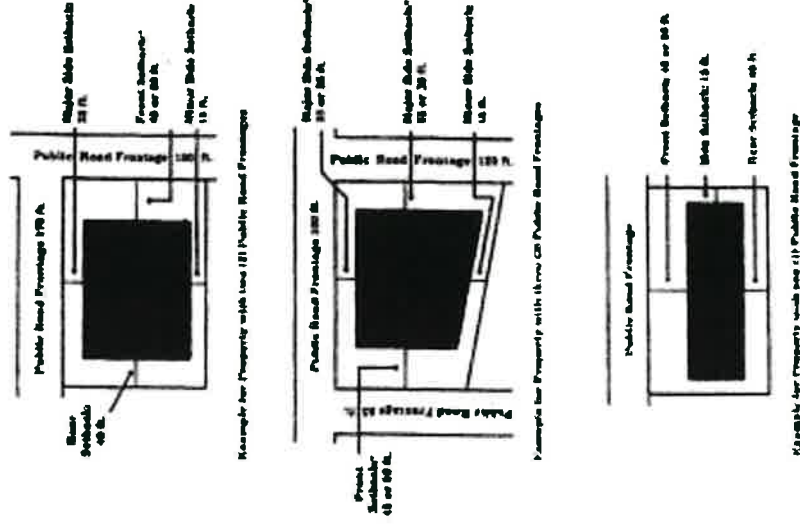
MINIMUM BUILDING SETBACK REQUIREMENTS FOR R-40 DISTRICT

Note: All setbacks shall be measured from future right-of-way.

Challenges with Current Structure

Difficult to find important standards

- First page of R-40 standards includes definition of "Community fair"
- Basic development standards such as minimum lot sizes and setbacks are midway through the section, on page 3
- Limited graphics that in many cases are hard to read



Guiding Principles for New UDC

✓ Say it once

- Define each use once
- Establish one set of use-specific standards, with special standards that apply in specific districts as needed
- Establish one set of generally applicable development standards
- Use cross-references

✓ Say it clearly

- Use clear language and measurable standards

✓ No changes for change's sake



3-22

3-23

Example: Updated R-20 District in UDC

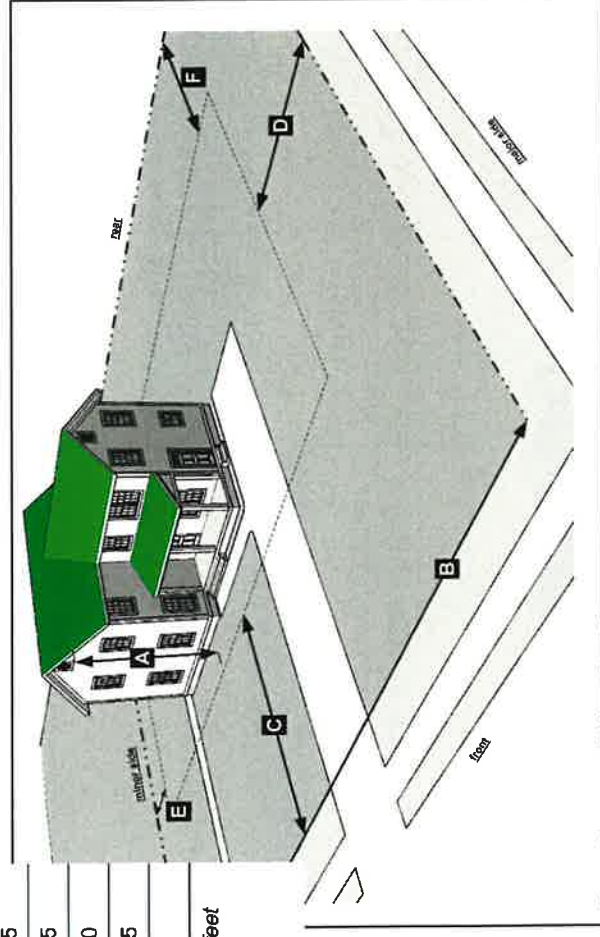
Table 3-10: R-20 District Intensity and Dimensional Standards

Standard	Value	Standard	Value
Lot area, min (square feet)	20,000	Setbacks, min (ft) ^{res}	
Tract area, min (sq ft)	n/a	C Front	35
Lot coverage, max	35%	D Major Side	25
Minimum Floor Area (sq ft)	1,200	E Minor Side	10
A Height, max (ft)	35	F Rear	35
B Lot frontage, min (ft)	75 [1]		
du = dwelling units		min = minimum	max = maximum
		sq ft = square feet	

NOTES:

[1] For lots that front a cul-de-sac, the minimum lot frontage width is 50 feet.

Illustrative drawing of
desired development



Example: Updated R-20 District in UDC

(D) Development Standards

Development in the R-20 district shall comply with all applicable standards in this Ordinance, including but not limited to the standards referenced in Table 3-11: Cross References to Other Standards.

Table 3-11: Cross References to Other Standards

Section 5.1	Access, Mobility, and Circulation Standards	Section 5.8	Environmental Standards
Section 5.2	Off-Street Parking and Loading	Section 5.9	Land Disturbance
Section 5.3	Landscaping and Tree Protection Standards	Section 5.10	Building Form and Design Controls
Section 5.4	Open Space Set-Aside Standards	Section 5.11	Green Building Standards and Incentives
Section 5.5	Fence and Wall Standards	Section 5.12	Signs
Section 5.6	Exterior Lighting Standards	Section 5.13	Flood Damage Prevention
Section 5.7	Neighborhood Protection Standards	Article 6	Subdivision Standards

Cross-references to other standards

**Note: These standards will be drafted during Installment Three*

Example: Updated NRC District in UDC

Article 3. Zoning Districts

Section 3.3. Commercial and Office Districts

3.3.3. NRC: Neighborhood Retail Commercial^{10a}

(A) Purpose and Intent

The NRC-Neighborhood Retail Commercial district is established to provide for commercial uses such as retail and personal services, and light commercial uses such as offices, professional offices, and light commercial offices. The district is intended to be used for a variety of commercial uses, including retail, professional offices, and light commercial offices. The district is intended to be used for a variety of commercial uses, including retail, professional offices, and light commercial offices.

(B) Use Standards

Allowed uses are use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(C) Intensity and Dimensional Standards

Development in the NRC district shall comply with the standards Table 3-41: NRC District Intensity and Dimensional Standards.

Table 3-4: NRC District Geometry and Dimensional Standards				
Standard	Value	Standard	Value	
Lot area, min (sq ft)	20,000	Setbacks, min (ft)		
Total area, min (acres)	1/4	Front	40	
Total coverage, max	10	Major Side	25	
Floor Area Ratio, max	0.35 ¹⁰⁰	Minor Side	15	
Floor Area Ratio, max	0.35 ¹⁰⁰	Minor Side	15	
Maximum Floor Area, total (sq ft)	140,000	Roof	30	
Height, max (ft)	20			
Lot frontage, min (ft)	50			
Use - Loading Units	min = minimum			
			sq ft = square feet	

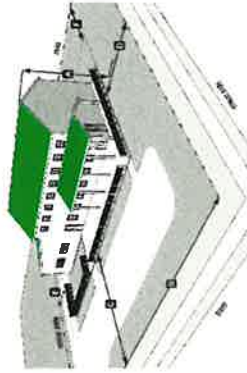
On this section, the intent is to provide a clear and concise set of standards for the NRC-Neighborhood Retail Commercial district. The standards are intended to be used for a variety of commercial uses, including retail, professional offices, and light commercial offices. The district is intended to be used for a variety of commercial uses, including retail, professional offices, and light commercial offices.

Article 3. Zoning Districts

Section 3.3. Commercial and Office Districts

NOTES

- (1) The "main" use of the site is the primary use of the site. The "main" use of the site is the primary use of the site. The "main" use of the site is the primary use of the site.
- (2) The "main" use of the site is the primary use of the site. The "main" use of the site is the primary use of the site. The "main" use of the site is the primary use of the site.
- (3) The "main" use of the site is the primary use of the site. The "main" use of the site is the primary use of the site. The "main" use of the site is the primary use of the site.



(D) Development Standards

Development in the NRC district shall comply with all applicable standards in the Ordinance, including but not limited to the standards referenced in Table 3-42: Cross-References to Other Standards.

Table 3-42: Cross-References to Other Standards

Section 5.1	Access, Mobility, and Circulation	Section 5.8	Environmental Standards
Section 5.2	On-Site Parking and Loading	Section 5.9	Land Disturbance
Section 5.3	Landscaping and Tree Protection	Section 5.10	Building Form and Design Controls

Notes: 1. The "main" use of the site is the primary use of the site. The "main" use of the site is the primary use of the site. The "main" use of the site is the primary use of the site.

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Article 3. Zoning Districts

Section 3.3. Commercial and Office Districts

Section 5.1

Open Space Set-Aside Standards

Section 5.2

Exterior Lighting Standards

Section 5.3

Height of Signs and Signage

Section 5.4

Signage Standards

Section 5.5

Signage Standards

Section 5.6

Signage Standards

Section 5.7

Signage Standards

Section 5.8

Signage Standards

Section 5.9

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Section 5.10

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Section 5.11

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Section 5.12

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Section 5.13

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Section 5.28

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Section 5.29

Signage Standards

Section 5.30

Signage Standards

Article 3: Zoning Districts

Single-family detached districts

- No changes to minimum lot sizes
- Worked with staff to simplify contradictory setbacks
- No changes to applicable uses (now consolidated in Article 4)
- Other standards (for example, required landscaped buffers for adjacent commercial uses) will not change

RR: Rural Residential

R-80: Residential Single Family

R-40: Residential Single Family

R-30: Residential Single Family

R-20: Residential Single Family

R-15: Residential Single Family

R-12: Residential Single Family

Article 3: Zoning Districts

Single-family attached districts

- Simplified height measurements (from stories to just feet)
- Worked with staff to simplify contradictory setbacks
- No changes to applicable uses (now consolidated in Article 4)
- Other standards (for example, required landscaped buffers for adjacent commercial uses) will not change

RD: Residential Duplex

FST: Fee Simple Townhouse

RA-4: SF Attached/Detached

RA-5: SF Attached/Detached

RA-6: SF Attached/Detached

Article 3: Zoning Districts

Residential multifamily districts

- Worked with staff to simplify contradictory setbacks
- Updated RM-8, RM-12, and RM-16 standards to be consistent with each other (for setbacks and height for single-family detached dwellings)
- Removed maximum acreage standards in RM-16
- RMR becomes RM-24, density reduced from 33 du/acre
- RHR becomes RM-60, density reduced from 66 du/acre

RM-8: Residential Multifamily 8

RM-12: Residential Multifamily 12

RM-16: Residential Multifamily 16

RM-24: Residential Multifamily 24

RM-60: Residential Multifamily 60

Article 3: Zoning Districts

Commercial and Office

- Worked with staff to simplify contradictory setbacks
- Design standards in NRC will be replaced with general design standards
- 70% lot coverage maximum applied to districts throughout the County

LRC: Limited Retail Commercial

NRC: Neighborhood Retail Commercial

CRC: Community Retail Commercial

TS: Tourist Services

OI: Office Institutional

OLR: Office Low Rise

OMR: Office Mid Rise

Article 3: Zoning Districts

Mixed-Use Activity Center (AC) Districts

- New districts that Commissioners may use to support mixed-use development in activity centers at appropriate densities
- Can be applied in appropriate Future Land Use Map Activity Center categories
- Commissioners can add stipulations
- Basic standards:
 - Sidewalk requirements (width varies by development type)
 - Build-to-zone (to require buildings be brought up to street)
 - Parking location

MX-N: Mixed Use AC Neighborhood

MX-C: Mixed Use AC Community

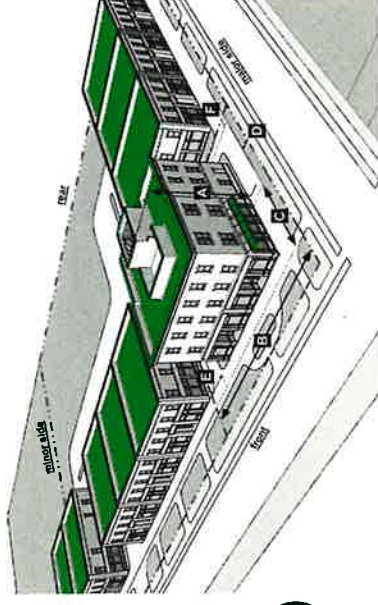
MX-R: Mixed Use AC Regional

Table 3-54: Mixed-Use District Eligibility in Future Land Use Category			
P = District may be assigned within Future Land Use Category			
Blank = District may not be assigned within Future Land Use Category			
Future Land Use Category	MX-N	MX-C	MX-R
Neighborhood Activity Center (NAC)	P		
Community Activity Center (CAC)	P	P	
Regional Activity Center (RAC)	P	P	P
All other future land use categories			

Article 3: Zoning Districts

MX-N: Mixed Use Activity Center Neighborhood

- Supports horizontal mixed-use and vertical mixed-use (such as residential or office above retail) at low to medium intensity
- Can be applied in Neighborhood, Community, and Regional Activity Centers (NAC, CAC, & RAC)
- Key standards
 - Maximum Floor-to-Area Ratio: **0.4**
 - Density, max: **8** units/acre
 - Maximum height: **40** feet
 - Block length between 300 and 1,000 feet
 - Build to zone: Between 15 and 50 feet



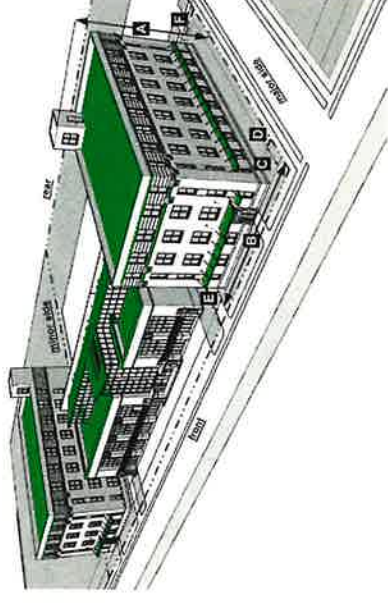
floor area ratio

The square footage of the building divided by the square footage of the lot. Regulates the bulk of development on a lot.

Article 3: Zoning Districts

MX-C: Mixed Use Activity Center Community

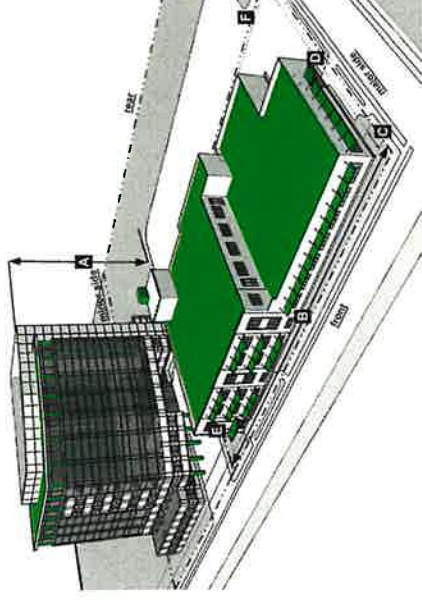
- Supports horizontal mixed-use and vertical mixed-use (such as residential or office over retail) at moderate intensity
- Can be applied in CAC and RAC
- Key standards
 - Maximum FAR: **0.6**
 - Density, max: **16** units/acre
 - Maximum height: **75** feet
 - Block length between 300 and 800 feet
 - Build to zone: Between 10 and 25 feet



Article 3: Zoning Districts

MX-R: Mixed Use Activity Center Regional

- Supports horizontal mixed-use and vertical mixed-use (such as residential or office over retail) at high intensity
- Can be applied in RAC only
- Key standards
 - Maximum FAR: **3.5**
 - Density, max: **60** units/acre
 - Maximum height: **135** feet
 - Block length between 300 and 700 feet
 - Build to zone: Between 10 and 25 feet



Article 3: Zoning Districts

Industrial districts

- Worked with staff to simplify applicable setbacks
- 70% lot coverage maximum applied to districts throughout the County

LI: Light Industrial

HI: Heavy Industrial

Article 3: Zoning Districts

Planned Development (PD) district

- Option that allows for innovative forms of development that provides benefits to the community
- Allow for modification of some standards (parking, access) but not others (flood damage, open space), based on community preference
- Tied to requirements in PD Plan and PD Agreement, agreed to by applicant and Board of Commissioners
- Like any rezoning, requires Board of Commissioners approval through the public hearing process

Table 3-66: Standards Subject to Modification by a PD Plan

Standard	Modification Allowed?
Section 5.1, Access, Mobility, and Circulation Standards	Yes
Section 5.2, Off-Street Parking and Loading	Yes
Section 5.3, Landscaping and Tree Protection Standards	Yes
Section 5.4, Open Space Set-Aside Standards	No
Section 5.5, Fence and Wall Standards	No
Section 5.6, Exterior Lighting Standards	Yes
Section 5.7, Neighborhood Protection Standards	Yes
Section 5.8, Environmental Standards	No
Section 5.9, Land Disturbance	No
Section 5.10, Building Form and Design Controls	No
Section 5.11, Green Building Standards and Incentives	No
Section 5.12, Signs	Yes
Section 5.13, Flood Damage Prevention	No
Article 6, Subdivision Standards	Yes

Article 3: Zoning Districts

General overlay districts

- Consolidated in one place in Article 3
- Organization aligned with UDC district layout
- No substantive changes to open space or airport hazard overlays
- Adds new process to develop Neighborhood Conservation Overlay districts (NCO) that can be used to establish specific standards that apply to individual neighborhoods or groups of neighborhoods

OSC-O: Open Space Community Overlay

AHC-O: Airport Hazard Civilian Overlay

AHM-O: Airport Hazard Military Overlay

NCO: Neighborhood Conservation Overlay

Article 3: Zoning Districts

Design overlay districts

- Carries forward Austell Road design overlay district, and incorporates other existing design guidelines as standards
- Updates as directed by staff for clarity, and to be consistent with current application of design guidelines
- New graphics and illustrations will be added when consensus is reached on content of overlay districts

ATRD-O: Atlanta Road Design Overlay

AURD-O: Austell Road Design Overlay

CRD-O: Canton Road Design Overlay

DHD-O: Dallas Highway Design Overlay

JHD-O: Johnson Ferry Design Overlay

MRD-O: Macland Road Design Overlay

VVD-O: Vinings Village Design Overlay*

** Still under development*

Article 3: Zoning Districts

Retired districts

- Districts that will continue to be applied to land, but the Board will not rezone land to these districts
- Current zoning ordinance includes some retired districts already
- Will be placed in UDC appendix

D-NS: Retired Neighborhood Shopping

D-UVC: Retired Urban Village Commercial District

D-PVC: Retired Planned Village Community District

D-RRC: Retired Regional Retail Commercial District

D-OHR: Office High-Rise District

D-IF: Retired Future Industrial

D-CS: Retired Conservation Subdivision

D-ROD: Retired Redevelopment Overlay District

D-PRD: Retired Planned Residential Development

D-SC: Retired Suburban Condominium

D-UC: Retired Urban Condominium

D-MHP/S: Retired Mobile Home Subdivision

D-RDR: Retired Recreation Outdoor Golf Driving Range

D-GC: Retired General Commercial

D-CF: Retired Future Commercial

D-PSC: Retired Planned Shopping Center

D-ROD: Retired Redevelopment Overlay District

D-O/S: Retired Office]Service

Article 4: Use Regulations

Section 4.2: Principal Uses

- Organizes principal uses under use **classifications**, use **categories**, and use **types** (the uses themselves)
- Use Table identifies principal uses allowed in each district
- Consolidated set of standards that apply to specific principal uses
- Principal uses defined in Article 9
- Duplicate lists of uses and use standards in individual districts have not been carried forward

Permissions in each zoning district

Reference to use-specific standards

Table 4-1: Principal Use Table⁴⁶³

P = Permitted by right S = Permitted as a Special Exception L = Permitted with a Special Land Use Permit
A = Allowed in Planned Development District Blank = Prohibited

Use Categories

Riding stable⁴⁷²

Residential Uses

Household Living

Dwelling, single-family detached⁴⁷³

Dwelling, single-family attached⁴⁷⁴

Dwelling, townhouse⁴⁷⁵

Dwelling, two-family (duplex)⁴⁷⁶

Dwelling, three-family (triplex)⁴⁷⁷

Dwelling, four family (fourplex)⁴⁷⁸

Dwelling, multifamily⁴⁷⁹

RR	R-80	R-40	R-30	R-20	R-15	R-12	RD	FST	PRD	RA-4	RA-5	RA-6	RM-8	RM-12	RM-16	RM-24	RM-60	RSL	MHP	LRC	NRC	CRC	TS	OI	OLR	OMR	MX-N	MX-C	MX-R	OSI	L	HI	PD	PD-TND	Use-Specific Standards		
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														A	A	4.2.4(B)(6)			
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									P	P				A	A	4.2.4(C)(1)			
									P	P	P	P	P	P	P	P	P	P									P	P				A	A	4.2.4(C)(2)			
							P	P	P	P	P	P	P	P	P	P	P	P									P	P				A	A				
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									P																									A	A		
																																			A	A	

Use Example: Kennel

Table 4-1: Principal Use Table⁴⁶³

P = Permitted by right S = Permitted as a Special Exception L = Permitted with a Special Land Use Permit
A = Allowed in Planned Development District Blank = Prohibited

Use Categories Kennel ⁴⁷²	RR	R-60	R-40	R-30	R-20	R-15	R-12	RD	FST	PRD	RA-4	RA-5	RA-6	RM-8	RM-12	RM-16	RM-24	RM-60	RSL	MHP	LRC	NRC	CRC	TS	OLR	OMR	MX-N	MX-C	MX-R	ISO	3	2	1	Use-Specific Standards 4.2.4(E)(2)
																					P	S	P	P	P	P	P	P	P	P	P	P	A	A

P = Allowed **by right** in LRC, CRC, TS, OI, OLR, OMR, MX, OSI, LI, and HI districts
A = Allowed in PD district with **PD Plan**
(blank) = Prohibited

Use-specific standards

(2) Kennel⁶³⁵

A kennel shall comply with the following:

- (a) Except in the LI and HI districts, outdoor runs are prohibited.
- (b) Except in the LI and HI districts, all operations shall take place within a soundproofed building that includes an internal air exchange system.
- (c) The kennel shall not cause a nuisance.
- (d) The kennel shall comply with rules promulgated by the state Department of Agriculture at Ga. Comp. R. & Regs. r. 40-3-13.

Definition in Article 9

An establishment for the keeping, sheltering, breeding, training, or selling of dogs. This use includes establishments for pet day care that do not include overnight lodging for dogs.

P = Allowed **by right** in residential districts and most mixed-use districts
A = Allowed in PD district with **PD Plan**
(blank) = Prohibited

p = Permitted
A = Allowed in PD
Blank = Prohibited

Use Categories	Use-Specific Standards
Home occupation ^{a60}	A A 4.3.4(f)
	RR R-80 R-40 R-20 R-15 R-12 RD FST PRD RA-4 RA-5 RA-6 RM-8 RM-12 RM-16 RM-24 RSL MHP LRC NRC CRC TS OLR OMR MX-N MX-C MX-R OSI HI PD PD-TND

Use-Specific Standards



(D) Home Occupation⁷⁰¹

- (1) There shall be no change in the residential appearance of the dwelling unit or its associated structures.
- (2) There shall be no signage that relates to the home occupation.
- (3) The home occupation shall be conducted entirely within the dwelling unit.
- (4) Deliveries of supplies used in the home occupation or pickup of items are limited to those made by the United States Postal Service or commercial carriers that typically deliver mail or internet deliveries to residents.⁷⁰²
- (5) 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. In the RMR and RHR districts, the vehicle shall not have a manufacturer's towing or carrying capacity rating greater than one-and-a-half (1½) tons.
- (6) Only individuals residing in the dwelling unit on the lot may be employed on the premises in the operation of a home occupation. Any off-site employees of the home occupation shall not congregate on the premises for any purpose relating to the home occupation.⁷⁰³
- (7) Clients or customers are permitted on the site as follows:
 - (a) In the RR, R-80, R-40, R-30, R-20, R-15, R-12, R-10, RD, RA-4, RA-5, and PRD districts, no more than two clients or customers are permitted on the site at any one time for individual instruction, such as tutoring, musical instruction, and similar services.
 - (b) In all other districts, one client or customer is permitted on site at one time.

⁷⁰¹ This consolidates the home occupation use-specific standards listed in the different zoning districts in the current Zoning Ordinance, with updates for clarity and changes as noted below. The requirement that no more than 25 percent of the dwelling unit's gross floor area be used for the home occupation has been removed due to difficulty of enforcing the provision.

Article 4: Use Regulations

Section 4.4: Temporary Uses and Structures

- Table of temporary uses and structures allowed in each zoning district
- General standards that apply to all temporary uses and structures
- Standards that apply to specific temporary uses and structures
- Temporary uses defined in Article 9

Table 4-9: Temporary Use and Structure Table

Use Categories	P = Permitted T = Permitted with a Temporary Land Use Permit Blank = Prohibited															Use-Specific Standards
	PD	R-1	R-2	R-3	R-4	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	
Circus and carnival ¹¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.3(A)
Commercial produce and agricultural stand ¹²	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.3(B)
Community fair ¹³	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.3(C)
Farmers market, outdoor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.3(D)
Mobile home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.3(E)
Portable storage unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.3(F)
Seasonal sales ¹⁴	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.3(G)
Temporary residential dumpster	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.3(H)
Tent ¹⁵	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.3(I)

Article 4: Use Regulations

Section 4.5: Interpretation of Unlisted Uses

- Provides rules for how the Director shall determine whether an unlisted use should be permitted in the County
- Interpretation based on definition of use classifications and use categories, and the impacts of the proposed use compared to existing uses

Article 9: Definitions, Rules of Construction and Interpretation, and Rules of Measurement

Section 9.1, Rules of Construction

- General rules for interpreting ordinance (singular vs. plural, etc.)

Section 9.2, Rules of Measurement

Section 9.3, Definitions

- Carried forward and updated definitions
- Additional definitions to be added as drafting continues

Nonconforming Structure

A structure or building the size, dimensions, or location of that was lawful prior to the adoption or amendment of the Ordinance, but which fails by reason of such adoption or amendment, to conform to the present requirements of the Ordinance.²⁴¹

Nonconforming Use

A use or activity that was lawful prior to the adoption or amendment of the Ordinance, but which fails, by reason of such adoption or amendment, to conform to the present use requirements of the Ordinance and the zoning district in which it is located.²⁴²

Nonconforming Sign

Any sign whose structure, dimensions, and other physical characteristics were lawful prior to the adoption or an amendment of the Ordinance, but which fails, by reason of such adoption or amendment, to comply with the standards of Section 5.12, Signs.²⁴³

Other Drafted Sections

- Installment One was released in October 2024
- Includes
 - **Article 1: General Provisions**
 - **Article 2: Administration**
 - **Article 7: Nonconformities**

Article 1: General Provisions

Basic regulations that apply to the entire UDC

- Title
- Authority under state law
- General purpose and intent
- Identifies where the regulations apply
- Clarifies relationship with other laws (County, state, federal) and private covenants
- Establishes Official Zoning District Map and rules for interpretation
- Establishes transitional provisions (applications in process when UDC adopted, status of approved applications, district transition)
- Property maintenance procedures (may be moved)
- Severability clause
- Service of process to County
- Effective date

Article 2: Administration

- Establishes review and approval procedures for all development
- Consolidates in one place in the code
 - Standardizes procedures and clarifies how specific procedures may be different
 - Facilitates application of consistent standards

Section 2.1	Purpose and Organization
Section 2.2	Summary Table of Development Review Responsibilities
Section 2.3	Advisory and Decision-Making Bodies and Persons
Section 2.4	Standard Application Requirements and Procedures
Section 2.5	Application-Specific Review Procedures and Decision Standards

Article 2: Administration

Clarifies responsibilities and processes

- Summary table
- Flow charts

Figure 2-1: Summary of Official Zoning Map Amendment Procedure



Table 2-1: Summary Table of Development Review Procedures

S = Staff Review R = Recommendation D = Decision A = Appeal
 ⇔ = Public Hearing Required

Review Procedure	Section	Community Development Director	Development Review Committee	Board of Zoning Appeals	Planning Commission	Board of Commissioners
Discretionary Approvals						
UDC Text Amendment						
Official Zoning Map Amendment	2.5.1	R			<R>	<D>
Planned Development	2.5.2	R			<R>	<D>
Temporary Land Use Permit	2.5.3	R			<R>	<D>
Special Land Use Permit	2.5.4	R			<R>	<D>
Site Plan/Stipulation Amendment	2.5.5	R				<D>

See Official Code of Cobb County, Georgia, Chapter 1 – General Provisions
 Section 1-7 – Amendments; effect of new ordinances, amendatory language

Article 2: Administration

New Administrative Variance procedure

- Authorizes staff to make limited adjustments to specific development standards
- Does not require showing of hardship
- Must show it is consistent with neighborhood character and is required due to an unusual aspect of site, to preserve natural resources or trees, or to better support objective of district

Table 2-3: Allowable Administrative Variances		
Standard		Maximum Adjustment (percentage) ^{1,47}
Lot Width and/or Depth (Minimum)		10
Front Yard Setback (Minimum)		10
Side Yard Setback (Minimum)		10
Rear Yard Setback (Minimum)		10
Height (Maximum)		10
Setback Area Encroachment (Maximum)		10
Off-Street Parking, Loading, or Stacking Space Number (Minimum)		10, or 1 space, whichever is greater
Stacking Lane Distance for Vehicular Surface Area Entrance Driveway		10

Article 2: Administration

Other changes

- New Planned Development procedure for new Planned Development districts
- New Interpretation procedure
- New Zoning Compliance Permit procedure
- Clarifies subdivision/Land Development Permit procedures, as well as the role of the Development Review Committee (DRC)
- Minimum road frontage variance now approved by BZA instead of Commissioners
- Consolidation of Modification Due to Nonconformity Procedures

Article 7: Nonconformities

Regulations that address site features on land that was legally developed but that does not comply with the terms of the current UDC

No substantive changes

Section 7.1 General Applicability

Section 7.2 Nonconforming Uses

Section 7.3 Nonconforming Buildings and Structures

Section 7.4 Nonconforming Lots

Section 7.5 Nonconforming Signs

Section 7.6 Nonconforming Site Features

Changes from Current Ordinance

Extensive footnotes on the bottom of each page identify each change from the current Zoning Ordinance

²¹¹ This section carries forward the intensity and dimensional standards from Sec. 134-202 of the current Zoning Ordinance with changes as noted below and provides references to where in this Ordinance the use and development standards included in that section have been relocated.

²¹² Sec. 134-202 of the current Zoning Ordinance, for District Intensity and Dimensional Standards purposes, is an almost identical copy of Sec. 134-201—the standards for the RA-4 district (see Sec. 3.2.11), except for minimum lot area, maximum lot coverage, and maximum density.

²¹³ Sec 134-191 and 134-202(4)(d) of the current Zoning Ordinance state that the minimum public road frontage is 70 feet for lots non-interior to development. Per staff direction, we have used the smaller of the two measurements.



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Your Input

- New Districts
 - RM-24 and RM-60
 - MX-N, MX-C, and MX-R
 - PD
- New Uses
 - Residential (Triplex, Fourplex, Cottage Home Development)
 - Nonresidential (Data Center)
 - Accessory Uses (ATM, EV Charging Stations, Rainwater cistern or barrel, Solar energy conversion system)

Your Input

- Neighborhood Conservation Overlay District
- New processes
 - Neighborhood Meeting
 - Administrative Variance
- Next steps and questions

Project Website

- Provide project information
- Sign-up form for project updates
- Upcoming meetings
- Access background documents and draft work products
- Read frequently asked questions
- Contact information

