



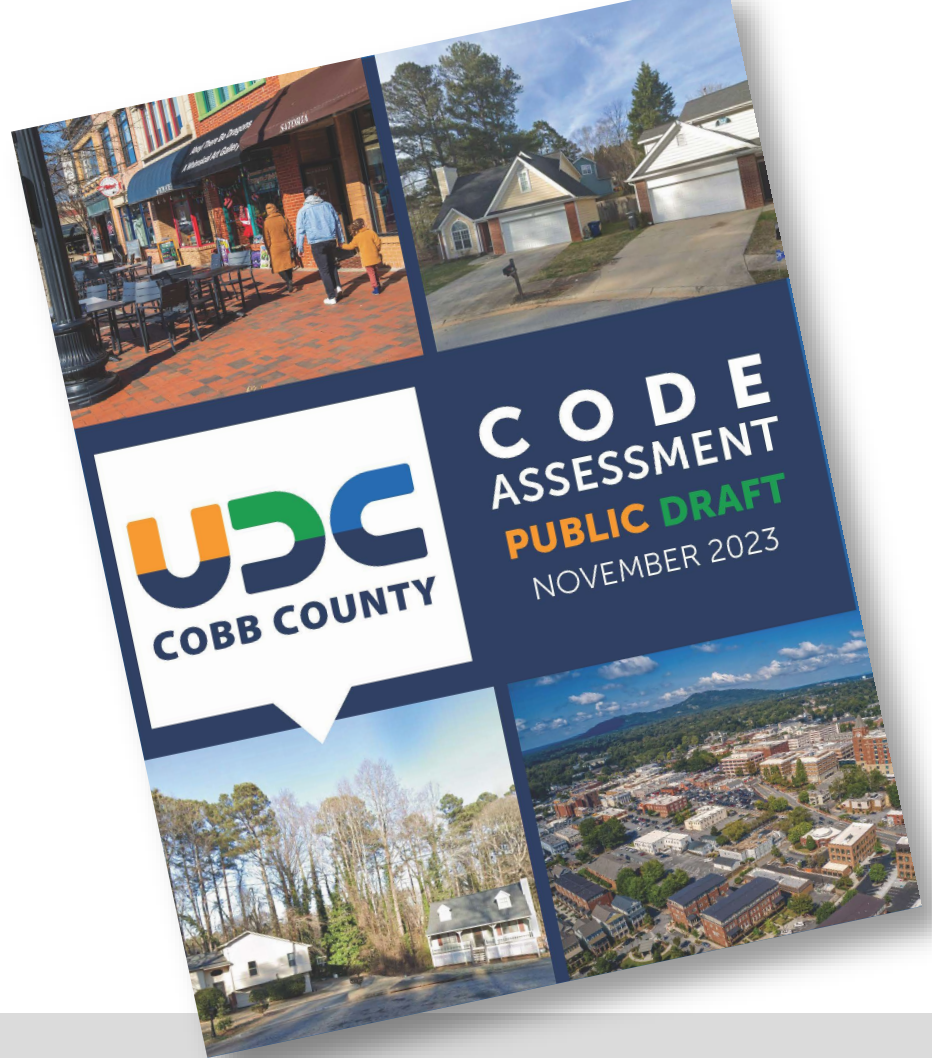
**COBB COUNTY**

**CODE  
ASSESSMENT**

**DECEMBER 2023**

# Overview

- Project Status and Background
- Potential Project Goals
- **Your Input: What are the Important Goals?**
- Next Steps



# Why a Unified Development Code (UDC)?

- Zoning ordinance adopted nearly 50 years ago
- Not comprehensively updated since that time
- Changes adopted on *ad hoc* basis to address specific planning and development issues
- Result: current regulations hard to understand and navigate, with internal inconsistencies
- Also does not support goals in 2040 Comprehensive Plan, updated in 2022

# Work Program and Schedule

- Five main tasks
- Anticipated schedule:
  - Code Assessment drafted Summer/Fall 2023
  - UDC drafting begins early Winter 2023
  - Public Hearing Draft of UDC ready Fall/Early Winter 2024

## FALL 22 – WINTER 23

### Project Initiation and Orientation PHASE 1

Review the current development regulations; set up and launch a project website; and interview stakeholders. Hold kickoff meetings and public forums to provide information about the project and learn about community members' goals for the UDC project.

## WINTER 23 – SUMMER 24

### Draft UDC PHASE 3

Prepare drafts of UDC in three separate installments. After each installment, hold meetings with focus groups and elected officials and gather community input. After final installment, hold public forums.

## FALL 24 – EARLY WINTER 24

### Public Hearing Draft of UDC PHASE 5

Make revisions to draft UDC based on community input and results of UDC testing. Prepare public hearing draft of UDC that is ready for adoption process.

## SUMMER 23 – FALL 23

### PHASE 2 Code Assessment

Evaluate the current development regulations and prepare code assessment that identifies what works and does not work in the current regulations, and changes needed to support policy goals. Includes an annotated outline of the proposed UDC. Conduct meetings and public forums to gather community input.

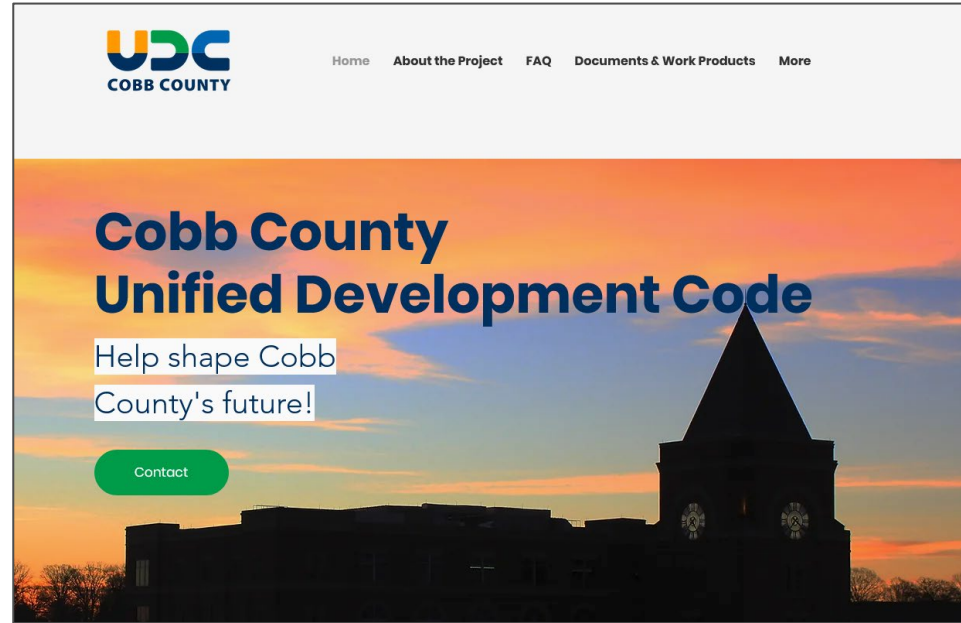
## SUMMER 24 – FALL 24

### PHASE 4 Testing of Draft UDC

Test proposed UDC by comparing development allowed under current regulations with development allowed under UDC.

# 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



**CobbCountyUDC.com**

# Purpose of Code Assessment

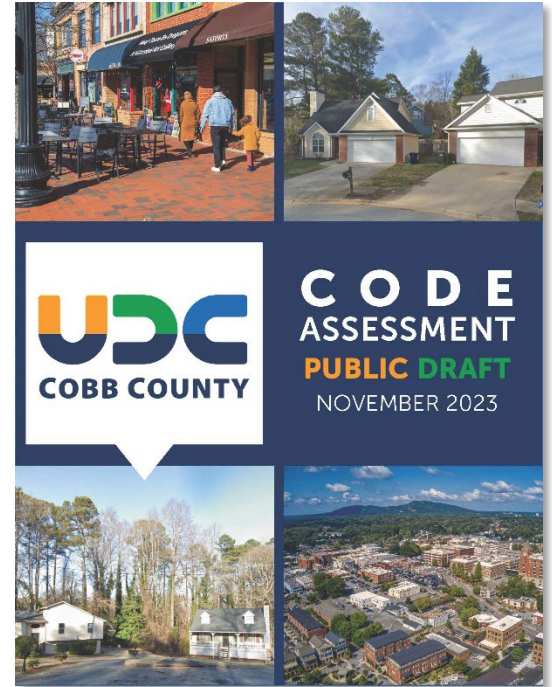
## Comprehensive review of Zoning Ordinance and Subdivision Regulations

1. Identify key County planning and development goals
2. Evaluate how well current regulations, including development standards, achieve these goals
3. Suggest changes in updated regulations to achieve goals
4. Provide a recommended structure for updated regulations



# Code Assessment Overview

- I. Introduction and Overview
- II. Diagnosis, including Goals/Key Themes
- III. Annotated Outline of UDC
- IV. Appendix



# 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



# Theme 1: Create User-Friendly Regulations

## Key recommendations

- Make the structure more logical and intuitive
- Use graphics, illustrations, and tables
- Improve the document formatting
- Use clear, precise language
- Streamline and clarify review procedures

## Benefits

- Logically organized code that is graphically rich and easier to understand
- More precise standards and clear language
- Efficient and predictable development review process

# Theme 1: Create User-Friendly Regulations

Proposed UDC has updated structure, more intuitive organization

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

# Theme 1: Create User-Friendly Regulations

Cobb County

## Sec. 134-196. R-30 single-family residential district.

The regulations for the R-30 single-family residential district (30,000-square-foot lot size) are as follows:

- (1) **Purpose and Intent.** The R-30 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-30 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.
  - b. **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.
    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.
    6. 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. The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of the home occupation.
    7. There shall be no deliveries of supplies for use in the home occupation or pickups of the items produced by the occupant by commercial carriers.
    8. No clients or customers are allowed on the premises, except for individual instruction, such as tutoring, musical lessons and the like, for the purpose of supplementing an income.
  - c. **Group home** means a dwelling shared by four or fewer persons, excluding resident staff, who live together as a single housekeeping unit and in a long term, family-like environment in which staff persons provide care, education and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential under the direction and guidance of a designated managing caregiver, who must be a resident of the group home. The term "group home" shall not include a halfway house, a treatment center for alcoholism or drug abuse, a work release facility for convicts or ex-

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Page 1 of 8

Article 3. Zoning Districts | Section 3.3. Residential Districts

## D. RESIDENTIAL 2 (R2) DISTRICT

### (1) PURPOSE

The purpose of the Residential 2 (R2) District is to provide lands for medium- and large-lot suburban neighborhoods that accommodate single-family detached homes at a maximum density of two units per acre. The district is intended to support a low-density residential environment and may include compatible public, civic, and institutional uses.

### (2) DIMENSIONAL AND INTENSITY STANDARDS [1]

LOT AND DENSITY STANDARDS	
Lot area (min)	None
Lot width (min)	100 ft
Density (max)	2 units per acre

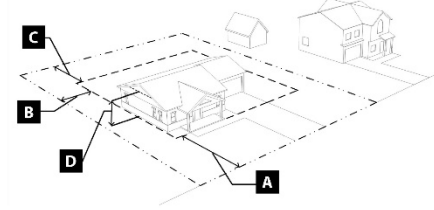
  

SETBACK AND HEIGHT STANDARDS	
A. Front setback (min)	35 ft
B. Side setback (min) [2]	15 ft
C. Rear setback (min)	30 ft
D. Building height (max)	35 ft

### (3) OTHER STANDARDS

OTHER STANDARDS	LOCATION IN KDO
Use Regulations	Article 4
Development Standards	Article 5
Subdivision Standards	Article 6
Rules of Measurement	Section 9.3
NIDS:	
[1] May be superseded by other standards in this Ordinance (see Section 3.1.C, Superseding Dimensional and Intensity Standards)	
[2] The side setback for the street-facing yard of a corner lot shall equal 75 percent of the required front yard setback.	

Another Community



3-4

The Kennesaw Development Ordinance | Effective July 1, 2022

# Theme 1: Create User-Friendly Regulations

## Improve Document Formatting

Purpose Statement

Photos & Illustrations


Reference to Use Standards

Table of Dimensional Standards

**C. Zone Districts**  
C.4 Commercial and Mixed Use Districts

**C.4.8 NC: NEIGHBORHOOD COMMERCIAL DISTRICT<sup>1</sup>**

**(a) Purpose**  
The purpose of the NC: Neighborhood Commercial District is to provide lands that accommodate a range of small-scale commercial development that includes retail goods and services. To a neighborhood District regulations are intended to encourage uses, development intensities, and development form that is consistent with a pedestrian-friendly and neighborhood scale. Development allowed in the district includes: limited retail uses, or drinking establishments and related uses. Mixed uses are allowed with residential above the ground floor at a scale and form that is consistent with the district character.



**(b) Use Standards**  
Permitted uses and use-specific standards for principal, accessory, and temporary uses are established in Part D: Use Regulations.

**(c) Density and Dimensional Standards**

Standard	All Uses [2] [3] [4] [5]
Lot Area, min. (sf.)	3,500
Lot Width, min. (ft.)	25
Front Yard Depth (ft.)	11
Side Yard Depth	5
Rear Yard Depth	15
Open Space, min. (% of lot area)	n/a
Lot Coverage, max. (% of lot area)	50
Height, max. (stories)	3

Tables A1 - A4: square feet (sf.) = feet<sup>2</sup>; min. = minimum; max. = maximum; sq. = dwelling unit

[1] The minimum and maximum front yard setbacks shall be within 50 percent and 110 percent of the average front yard setback for buildings on the same block face. If less than 50 percent of the lots on the block face have buildings, the minimum front yard setback shall be 8 feet and the maximum setback shall be 20 feet.

[2] Residential development shall only be located above the ground floor.

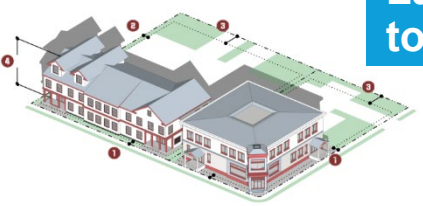
[3] Occupancy of individual building shall not exceed 2,000 sq. ft.

[4] Off-street parking shall be located to the side or rear of the building.

[5] All buildings shall have a minimum pitch of 3:1.

C-48 | BOROUGH OF STATE COLLEGE ZONING ORDINANCE

**C. Zone Districts**  
C.4 Commercial and Mixed Use Districts



**(d) Reference to Other Standards**

Sec. E.1	Form	Sec. E.5	Inclusionary Housing
Sec. E.2	Off-Street Parking, Bicycle Parking, and Loading	Sec. E.6	Green Building
Sec. E.3	Landscaping and Buffer	Sec. E.7	Green Building Incentives
Sec. E.4	Neighborhood Compatibility	Chapter # #	Subdivision and Land Development

<sup>1</sup> The NC: Neighborhood Commercial District is a new zone district. It provides lands to accommodate neighborhood-serving, low intensity commercial development at a neighborhood-serving scale in form that is compatible with surrounding residential neighborhoods.

Diagram with Labels Linked to Table

References to Other Applicable Standards

# Theme 1: Create User-Friendly Regulations

## Proposed Zoning & Subdivision Review Procedures

- All procedures consolidated into one section
- New standard procedures that clarify common procedural requirements
- Clarify and expand Site Plan and Subdivision Procedures
- New Planned Development and Zoning Compliance Procedures
- Authorize Administrative Adjustments

**Table II-2: Proposed Development Review Procedures**  
 D = Decision R = Recommendation S = Staff Review A = Appeal  
 <> = Public Hearing Required <<>> = Optional Public Hearing

Review Procedure	Community Development Director [1]	Board of Zoning Appeals	Planning Commission	Board of Commissioners
Limited professional services permit	R		<R>	<D>
Temporary land use permit	R		<R>	<D>
<b>Site Development and Subdivision</b>				
Site Plan	D			
Major Subdivision				
Construction Plans	D			
Final Plat	R			D
Minor Subdivision	D			
Plat Vacation	[2]			[2]
Lot Line Adjustment	D			
Recombination Plat	D			
<b>Permits and Other Approvals</b>				
Special exception	D			
Land disturbance permit	D			A
Class II manufactured home permit	S			D
Mobile home permit	D	A		
Chattahoochee River development certification				D
Flood damage prevention improvement or development permit	See Section 5.13, Flood Damage Prevention			
Sign permit	D	A		
Zoning compliance permit	D	A		
<b>Relief and Interpretation</b>				
Administrative adjustment	D	A		

# Themes 2 & 3: Housing, Zone Districts, and Uses

## Update and streamline zone districts and uses

- **NO CHANGES to existing single-family detached districts**
- Reorganize zone districts to better support mixed-use development in appropriate parts of the County
- Add new planned development districts
- Modernize format and use regulations
- Allow more diverse types of housing in appropriate places in the county

## HOUSING ASSESSMENT FOR COBB COUNTY



COBB COUNTY  
A+C  
2023

# Themes 2 & 3: Housing, Zone Districts, and Uses

## No Changes to Single-Family Detached Zone Districts

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### Single-Family Detached Residential Districts

<i>Current District</i>	<i>Proposed District</i>
RR: Rural Residential	RR: Rural Residential
R-80: Residential Single Family	R-80: Residential Single Family
R-40: Residential Single Family	R-40: Residential Single Family
R-30: Residential Single Family	R-30: Residential Single Family
R-20: Residential Single Family	R-20: Residential Single Family
R-15: Residential Single Family	R-15: Residential Single Family
R-12: Residential Single Family	R-12: Residential Single Family

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# Themes 2 & 3: Housing, Zone Districts, and Uses

## Additional Residential Districts

<i>Current District</i>	<i>Proposed District</i>
RD: Residential Duplex	RD: Residential Duplex
FST: Fee Simple Townhouse	FST: Fee Simple Townhouse SLIGHT CHANGES
PRD: Planned Residential Development	PRD: Planned Residential Development
RA-4: Single-Family Attached/Detached	RA-4: Single-Family Attached/Detached
RA-5: Single-Family Attached/Detached	RA-5: Single-Family Attached/Detached
RA-6: Single-Family Attached/Detached	RA-6: Single-Family Attached/Detached
RM-8: Residential Multifamily	RM-8: Residential Multifamily
RM-12: Residential Multifamily	RM-12: Residential Multifamily

## Additional Residential Districts

<i>Current District</i>	<i>Proposed District</i>
RM-16: Residential Multifamily	RM-16: Residential Multifamily
RMR: Residential Midrise	RM-24: Residential Multifamily SLIGHT CHANGES
RHR: Residential Highrise	RM-60: Residential Multifamily
RSL: Residential Senior Living	RSL: Residential Senior Living
MHP: Mobile Home Park	MHP: Mobile Home Park



# Themes 2 & 3: Housing, Zone Districts, and Uses

## Allow New Types of Housing

- Problem—Lack of adequate housing options for smaller (young adults, empty nesters, seniors) and lower-income households
- Solution—Broaden types of housing allowed in appropriate zone districts, such as RD, RA, RM, and MX districts, including:
  - Fourplexes
  - Mansion Apartments
  - Live/Work Units
  - Cottage Homes
  - Cottage Court Units
  - Courtyard Apartments



# Themes 2 & 3: Housing, Zone Districts, and Uses

## Commercial and Office Districts

<i>Current District</i>	<i>Proposed District</i>
LRC: Limited Retail Commercial	LRC: Limited Retail Commercial <b>SLIGHT CHANGES</b>
NRC: Neighborhood Retail Commercial	NRC: Neighborhood Retail Commercial <b>SLIGHT CHANGES</b>
CRC: Community Retail Commercial	CRC: Community Retail Commercial
TS: Tourist Services	TS: Tourist Services
O&I: Office & Institutional	OI: Office Institutional
LRO: Low Rise Office	OLR: Office Low-Rise
OMR: Office Mid-Rise	OMR: Office Mid-Rise

## Industrial Districts

<i>Current District</i>	<i>Proposed District</i>
OS: Office/Service	OSI: Office/Service Industrial
LI: Light Industrial	LI: Light Industrial <b>SLIGHT CHANGES</b>
HI: Heavy Industrial	HI: Heavy Industrial <b>SLIGHT CHANGES</b>

# Themes 2 & 3: Housing, Zone Districts, and Uses

## Mixed-Use Districts

<i>Current District</i>	<i>Proposed District</i>
UVC: Urban Village Commercial	MX-N: Mixed Use AC Neighborhood <b>NEW</b>
PVC: Planned Village Community	MX-C: Mixed Use AC Community <b>NEW</b>
RRC: Regional Retail Commercial	MX-R: Mixed Use AC Regional
OHR: Office High-Rise	<b>NEW CONSOLIDATED</b>

- Mixed-use districts support a range of residential and non-residential uses in development designed as compact unified centers.
- Intensity and density allowed in the district is moderate to high, and district standards support walkability and district parking.
- Allows a variety of higher density housing types

# Themes 2 & 3: Housing, Zone Districts, and Uses

## Planned Development (PD) districts

- Provide flexibility from development standards of base district in return for innovative design and increased development quality
- Application requires a PD Plan and a PD Agreement from the County which establishes the parameters of the development, including any development phasing, if applicable
- Two PD districts proposed
  - PD: Planned Development
  - PD-TND: Planned Development—Traditional Neighborhood Development

# Themes 2 & 3: Housing, Zone Districts, and Uses

## General Overlay Districts

<i>Current District</i>	<i>Proposed District</i>
OSC Open Space Community Overlay	OSC-O: Open Space Community Overlay
Civilian Airport Hazard District	AHC-O: Airport Hazard Civilian Overlay
Military Airport Hazard District	AHM-O: Airport Hazard Military Overlay

- New design overlay districts build on existing design guidelines in specified neighborhoods (\*except Austell Road Design Overlay, which is in the current Zoning Ordinance)

## Design Overlay Districts

<i>Current District</i>	<i>Proposed District</i>
	ATRD-O: Atlanta Road Design Overlay
	AURD-O: Austell Road Design Overlay*
	CRDD-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: Vinnings Village Design Overlay

# Themes 2 & 3: Housing, Zone Districts, and Uses

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## Retired Districts

(Carried forward in Appendix, but not to be applied to new districts)

<b>SC</b> Suburban Condominium	<b>UC</b> Urban Condominium	<b>MHP/S:</b> Mobile Home Subdivision
<b>RDR</b> Recreation Outdoor Golf Driving Range	<b>GC</b> General Commercial	<b>CF</b> Future Commercial
<b>PSC</b> Planned Shopping Center	<b>NS</b> Neighborhood Shopping	<b>IF</b> Future Industrial
<b>CS</b> Conservation Subdivision	<b>ROD</b> Redevelopment Overlay District	

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# Themes 2 & 3: Housing, Zone Districts, and Uses

## Modernize district format

Attractive layout, consistent structure, and effective use of tables and graphics

### 2.4. RS-18: Single-Family Residential<sup>27</sup>

#### A. Purpose

The RS-18 district is intended to accommodate and preserve lower-density to medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density residential to higher-density residential zoning districts.

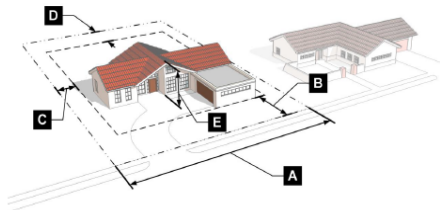
#### B. RS-18 Lot and Building Standards

Lot Standards	
<b>A</b> Width (minimum)	100 feet
Area (minimum)	18,000 sq. ft.
Density (maximum)	2 du/acre
Setbacks (minimum)	
<b>B</b> Front	25 feet [1]
<b>C</b> Side	10 feet
Side, abutting street	15 feet
<b>D</b> Rear	25 feet [2]
Height (maximum)	
<b>E</b> Building height	22 feet
Impervious Coverage (maximum)	
Building coverage	35 percent [3]
Total coverage	60 percent

#### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use-Specific Standards	Section 3.3
Off-Street Parking	Section 5.5
Landscaping, Buffering	Section 5.6

**Notes:**  
 [1] Currently 30 feet in RS-18a  
 [2] Currently 30 feet in RS-18a  
 [3] Currently 25 percent in RS-18a



<sup>27</sup> This district is a consolidation of the RS-18a and the RS-18b districts.

### 2.10. RM-3: High-Density Multifamily<sup>27</sup>

#### A. Purpose

The RM-3 district is intended to accommodate high-density multifamily residential uses, with limited single-family uses and duplexes. The RM-3 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.

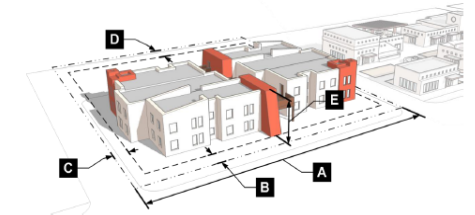
#### B. RM-3 Lot and Building Standards

Lot Standards	
<b>A</b> Width (minimum)	100 feet
Area (minimum)	8,000 sq. ft. [1] <sup>28</sup>
Density (maximum)	20 du/acre
Setbacks (minimum)	
<b>B</b> Front	10 feet [2] <sup>29</sup>
<b>C</b> Side [3]	8 feet [4]
<b>D</b> Rear	20 feet [5]
Height (maximum)	
<b>E</b> Building height	25 feet
Impervious Coverage (maximum)	
Building coverage	40 percent [6] <sup>30</sup>
Total coverage	70 percent

#### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use-Specific Standards	Section 3.3
Off-Street Parking	Section 5.5
Landscaping, Buffering	Section 5.6
Site and Building Design	Section 5.7

**Notes:**  
 [1] Currently 22,700 sq. ft. (1/2 acre)  
 [2] Currently 20 feet  
 [3] Did not carry forward the side setback abutting a street, which is currently 10 feet  
 [4] Currently 10 feet  
 [5] Currently 20 feet  
 [6] Currently 25 percent



<sup>27</sup> This district is carried forward from the current RM-3 district.

<sup>28</sup> The current lot size requirement can act as a barrier to achieving higher densities than the lower intensity districts RM-1 and RM-2.

<sup>29</sup> A shallower setback will encourage more walkable and dense development in key areas throughout the city.

<sup>30</sup> Revised to match the proposed limits in the RM-1 and RM-2 districts.

# Themes 2 & 3: Housing, Zone Districts, and Uses

## Updated, modernized and consolidated set of uses

- Include precise definitions for all uses
- Update existing use-specific standards and draft new use-specific standards
- Consolidated use table
  - Eliminates repetition and inconsistencies
  - Allows comparisons across districts
  - Helps maintain document integrity over time

**TABLE 4-1: USE PERMISSIONS**

P = Permitted (allowed in PD District if specified in PD Plan) Z = Conditional Zoning S = Special use  
 A = Accessory use only T = Temporary use only **blank cell** = Not allowed

Use Class Use Category Use Type	Residential Districts						Mixed-Use & Nonresidential Districts						PD	Use Standards (Sec. ...)
	RC	RLS	RLI	RG	HMV	TN	TD	DE	CM	CC	HLI	IN	PD	
<b>Agricultural</b>														
<i>Agriculture</i>														
Agritourism	P												P	
Enclosed Environment Agriculture	P									P	P	P	P	4.3.2.A.1
Farm	P												P	4.3.2.A.2
Plant Nursery	P	P									P		P	4.3.2.A.3
Silviculture	P												P	4.3.2.A.4
<b>Residential</b>														
<i>Group Living</i>														
Continuing Care Retirement Community			P	P		P		Z	P	P			P	4.3.3.A.1
Dormitory	A		A	A		A	Z	Z	P	P	Z		P	4.3.3.A.2
Family Care Home	P	P	P	P	P	P		P					P	



# Theme 4: Modernize Development Standards

## Mobility, Circulation, and Connectivity

- Require improved internal connectivity and connections with adjacent development

## Off-Street Parking and Loading Standards

- Review and update minimum requirements, including for bicycles and electric vehicles in appropriate areas
- Expand options for shared parking and parking reductions
- Establish new standards for off-street loading

## Landscape: Buffers and Trees

- Strengthen tree protection standards and incentivize retaining existing trees
- Consolidate and refine transitional buffer and parking lot landscape standards
- Establish street tree standards to create more attractive streetscapes in appropriate areas



# Theme 4: Modernize Development Standards

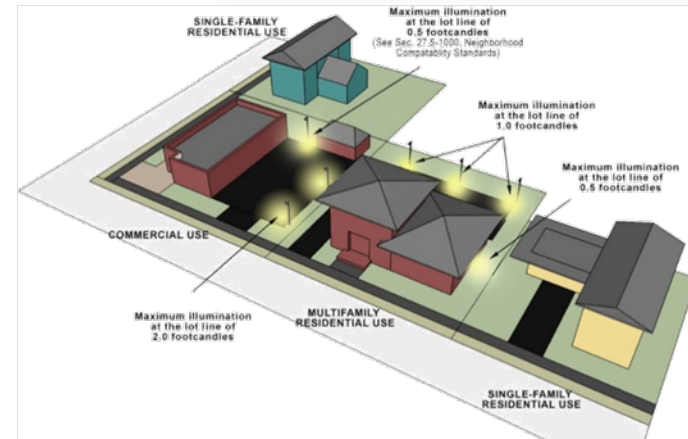
## Open Space Set-Asides

- Establish a comprehensive set of open space set-aside requirements that apply throughout the unincorporated County

## Exterior Lighting

- Reduce glare and light pollution by requiring cutoff fixtures
- Establish illumination standards to provide adequate lighting of public areas and parking lots

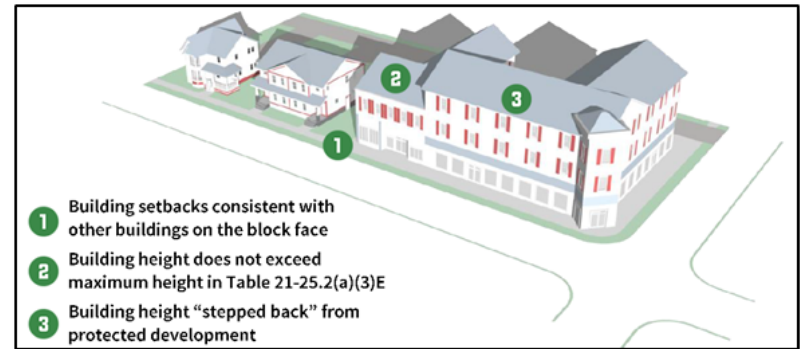
AREA COUNTED AS COMMON OPEN SPACE SET-ASIDES	DESCRIPTION	DESIGN AND MAINTENANCE REQUIREMENTS
<b>Natural Resource and Hazard Areas (wetlands, floodplains, flood hazard areas, shorelines)</b>		
	Natural water resources, including wetlands, shorelines, streams, estuarine areas, riparian buffers, flood hazard areas, existing tree canopy and important wildlife habitat areas.	<ul style="list-style-type: none"> <li>Preservation of any existing natural resource, wetland, floodplain, and flood hazard areas shall have highest priority for locating open space.</li> <li>Maintenance is limited to the minimum removal and avoidance of hazards, rubbles, or unhealthy conditions.</li> <li>See tree protection standards (section 5.6, tree protection).</li> </ul>
<b>Active Recreational Areas</b>		
	Land occupied by areas and facilities used for active recreational purposes, such as pools, playgrounds, tennis courts, jogging trails, ball fields, and clubhouses, including required public recreation area.	<ul style="list-style-type: none"> <li>Land shall be compact and contiguous unless used to link or connect an existing or planned open space resource.</li> <li>Areas shall have at least one direct access to a building or to a street, bikeway, or walkway accessible to the public or the development's occupants and users.</li> </ul>



# Theme 4: Modernize Development Standards

## Neighborhood Compatibility Standards

- Protect existing single-family neighborhoods from encroaching development
- Applies to commercial and higher density development located adjacent to single-family neighborhoods
- Potential standards:
  - Limit building height within 150 feet of single-family residences
  - Require parking spaces be oriented so that headlights do not project into yards
  - Require certain areas of site (e.g. dumpsters or drive-through) be located on side away from dwellings.



# Theme 5: Revitalize Old Commercial Corridors

Consider establishing rules that balance efforts to support redevelopment of commercial corridors with rules to modernize them, that include the following type of elements:

- Enhanced streetscape and street frontage standards
- Tailored building design standards that improve the design of the corridors as redevelopment occurs
- Enhanced landscaping standards
- Updated off-street parking requirements and parking lot design standards
- Allowing a variety of higher-density housing types



# Your Input

## Please share your comments on the Code Assessment:

- The key themes
- The updated zone district lineup and additional housing options
- The proposed revisions to development procedures, including the administrative adjustment procedures
- The proposed updates to development standards
- The proposed outline for the new UDC
- Anything else

# Next Steps

## Upcoming Meetings

- Monday, 10 am, BOC Meeting Room
- Tuesday, 10 am, West Cobb Senior Center
- Tuesday, 6 pm, Thompson Park Community Center
- Thursday, Dec. 14, 6 pm, Mountain View Community Center

### FALL 22 – WINTER 23

#### Project Initiation and Orientation PHASE 1

Review the current development regulations; set up and launch a project website; and interview stakeholders. Hold kickoff meetings and public forums to provide information about the project and learn about community members' goals for the UDC project.

### WINTER 23 – SUMMER 24

#### Draft UDC PHASE 3

Prepare drafts of UDC in three separate installments. After each installment, hold meetings with focus groups and elected officials and gather community input. After final installment, hold public forums.

### FALL 24 – EARLY WINTER 24

#### Public Hearing Draft of UDC PHASE 5

Make revisions to draft UDC based on community input and results of UDC testing. Prepare public hearing draft of UDC that is ready for adoption process.

### SUMMER 23 – FALL 23

#### PHASE 2 Code Assessment

Evaluate the current development regulations and prepare code assessment that identifies what works and does not work in the current regulations, and changes needed to support policy goals. Includes an annotated outline of the proposed UDC. Conduct meetings and public forums to gather community input.

### SUMMER 24 – FALL 24

#### PHASE 4 Testing of Draft UDC

Test proposed UDC by comparing development allowed under current regulations with development allowed under UDC.



**COBB COUNTY**

**CODE  
ASSESSMENT**

**DECEMBER 2023**