

## Sec. 134-203. - RSL residential senior living district.

The regulations for the RSL residential senior living facilities district are as follows:

- (1) *Purpose and intent.* The RSL district is established to provide locations for the development of appropriate housing for the population 55 and older. In order to insure that older Cobb County residents can live in attached or detached dwelling units and/or multistage housing and care facilities appropriate to their specific needs, the following regulations are designed to facilitate development which addresses the decreasing mobility, changing health and distinct consumer preferences of the older adult market. These uses shall not be established as a precedent for any other residential or nonresidential district.

- (2) *Definitions.*

*Accessory retail uses in RSL* means retail sales and personal services intended for the residents or their guests within a RSL facility. These uses shall include eating and drinking establishments, barber shops, beauty shops, laundry and dry cleaning pickup establishments, newsstand, florist, gift shop, film developing and printing stores, stationary stores and convenience food stores (no fuel sales). This use shall also allow clinics for medical and dental care, and storage for the residents' personal items. Every public entrance for accessory retail uses shall be from inside the primary building, no show window, advertising, or display shall be visible from the exterior of the primary building and no signage shall be visible from a public road.

*Nonsupportive facilities* means individual housing units (attached or detached) designed for senior adults that do not include or provide any type of supportive services such as transportation, medical care, food preparation and the like. However, these non-supportive facilities may plan social events or trips for their residents.

*Supportive facilities* means housing units designed for senior adults that include or provide supportive services such as transportation, medical care, food preparation and the like. This use may include assisted living, skilled nursing care and hospice care.

*Underground parking* means a portion of a building partly underground which has more than three-quarters of its height, measured from finished floor to finished ceiling, below the average grade of the adjoining ground. An underground parking level shall not be deemed a story, and shall not be calculated in the overall building height, unless more than 25 percent of the parking level is above the average grade of the adjoining ground. This definition shall be used in the calculation of height for all types of RSL developments.

- (3) *Permitted uses.* Anything not permitted or allowed by special exception is prohibited. Permitted uses are as follows:

Supportive housing facilities as defined in section 134-203.1 of this district.

Nonsupportive housing units as defined in section 134-203.2 of this district.

Nonsupportive urban rental units as defined in section 134-203.3 of this district.

- (4) *Lot size and setback requirements.* (See section 134-203.1, section 134-203.2 and section 134-203.3 for applicable use limitations.)
- (5) *Landscape buffer and screening requirements.* Unless otherwise noted within this district's requirements, any property within an RSL district which abuts a more restrictive residentially zoned property shall have a minimum 20-foot (nonsupportive) or 40-foot (supportive) landscaped screening or maintained natural buffer adjacent to all residential property. Minimum buffers may be increased by the board of commissioners based on existing conditions such as tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses. When abutting a nonresidentially zoned property, a ten-foot landscaped screening

or maintained natural buffer is required. The buffer shall be subject to approval by county staff. Required buffers may be included within required setbacks; however, in such case that the required buffer is greater than the required setback, the required buffer shall be adhered to. Additionally, necessary private utilities and/or access drives may be allowed through, over or across a landscaped buffer. Any such uses which are proposed through, over or across a designated, undisturbed buffer must be approved pursuant to an original site plan or site plan modification as set forth under section 134-126.

- a. *Objectives*. Undisturbed buffers, planted landscape, maintained natural buffers and berms shall be implemented in connection with a permitted project and shall address the following objectives:
    1. Screening to enhance aesthetic appeal;
    2. Control or direction of vehicular and pedestrian movement;
    3. Reduction of glare;
    4. Buffering of noise; and
    5. Establishment of privacy.
  - b. *Landscape buffers*. Landscape buffers are subject to review and approval by county staff in accordance with the following standards:
    1. Plantings are to be a mix of evergreen trees and shrubs;
    2. Species are to be ecologically compatible to the site and appropriate for design situation;
    3. Unless public safety concerns dictate otherwise, buffer should maximize visual barrier to height of six feet within two years of planting;
    4. Minimum height of plant materials at installation is to be five feet for trees and two feet for shrubs;
    5. Fencing or walls are to be minimum six feet in height as approved by county staff;
    6. Trees included in buffer plantings may not be counted toward site density calculations as required by chapter 50, article VI, pertaining to tree preservation and replacement, subject to review and approval of county staff;
    7. Buffers shall be regularly maintained by the property owners to ensure that the objectives and standards set out in this section are met;
    8. When topography and existing conditions allow, the required buffer should be an undisturbed buffer; and
    9. Any appeals from a determination by county staff shall be to the board of zoning appeals.
  - c. *Berms*. Berms are subject to review and approval by county staff in accordance with the following standards:
    1. Berms shall be utilized when consistent with surrounding property features;
    2. Berms shall be stabilized;
    3. Berms shall be constructed to be consistent with natural or proposed drainage patterns; and
    4. Berms shall be regularly maintained by the property owner.
- (6) *Flood plain/wetlands preservation requirements*. Any development must meet all state and federal requirements relating to flood plains and wetlands. The board of commissioners encourages preservation of wetland areas. Any development must also meet state and federal requirements relating to areas subject to the provisions of section 134-283, regarding mountain and river corridor protection act areas, and section 134-284, regarding metropolitan river protection areas. No flood plain and/or wetlands may be used in calculating the overall density of the development.
- (7) *Building and structure requirements*. (See section 134-203.1 and section 134-203.2 for applicable use limitations)

- (8) *Parking requirements.* (See [section 134-203.1](#) and [section 134-203.2](#) for applicable use limitations)
- (9) *Lighting requirements.* Any project permitted within the RSL district, which proposes a lighted facility, must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in [section 134-269](#).
- (10) *Special exception uses.* (Not applicable)
- (11) *Reserved.*
- (12) *Accessory buildings, structures, uses and decks.* Any accessory building or structure which exceeds 1,000 square feet of gross space must have the approval of the division manager of zoning or his designee as to the location, architectural design and size prior to commencing construction. The division manager of zoning or his designee shall consider the following criteria for determining the appropriateness of the architectural design and size of the accessory building or structure: Compatibility with the surrounding neighborhood, style of exterior (the exterior is to be compatible in style with the primary structure), use of the proposed accessory structure, impact on adjacent properties, and requirements as deemed appropriate by plan review as set forth in this subsection. All accessory buildings, structures and uses in excess of 1,000 gross square feet shall be required to submit for plan review through the community development department or receive approval from the director of the community development department or his designee.
- a. Accessory buildings, structures, uses or decks shall be subject to the following conditions:
    1. Maximum height is one story or 15 feet.
    2. Accessory uses shall include garbage dumpsters, designated recycling collection locations, clubhouse and recreation centers, amenities, swimming pools and tennis courts, antennas and satellite dishes, heating and air conditioning units, jacuzzis, subject to the following conditions:
      - i. Uses must be located within building setbacks.
      - ii. No ground-based antenna or satellite dish shall exceed 35 feet in height without compliance with standards in [section 134-273](#).
      - iii. No accessory building, structure, use or deck shall be built until construction of the principal building has commenced.
      - iv. Outdoor activities shall cease by 11:00 p.m. within clubhouse and recreation centers and swimming pools and tennis courts.
    3. Such buildings, structures, uses or decks shall be located on the same lot as the principal use to which the building, structure use or deck is accessory.
  - b. Antennas and satellite dishes shall meet the requirements set forth in [section 134-274](#).
  - c. Incidental storage is permitted, provided that the material stored is incidental to the permitted use, as determined by the division manager of zoning or his designee, and stored completely within a portion of the enclosed principal structure permitted within the district, or within a permitted accessory structure.
- (13) Supportive and nonsupportive uses may be included and/or developed together on the same property in order to encourage multistage housing and care options for senior citizens. Ownership may be in fee simple, for lease, or via a contract which allows movement between lifestyle choices (levels of support and care) as the individual residents' needs evolve (provided the resident meets contract obligations). When used together, the project shall be designed to place the least intense part of the project adjacent to the more restrictive zoning districts, and the more intense, higher structures shall be placed in the center of the project to reduce the impact to the adjacent and nearby uses.

## Sec. 134-203.1. - RSL supportive residential facilities.

The regulations for the RSL supportive residential facilities in addition to all section 134-203 regulations are as follows:

- (1) *Purpose and intent.* The RSL supportive residential facilities district is established to provide locations for the development of supportive residential living facilities, for tenants age 55 and older which shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within properties delineated as a regional activity center, community activity center, neighborhood activity center, or high density residential as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. This residential use is also designed to function as a cut-off for nonresidential uses within an activity center and a transitional use to residential uses adjoining activity centers.
- (2) *Definitions.* See section 134-203.
- (3) *Permitted uses.* Anything not permitted or allowed by special exception is prohibited. Permitted uses are as follows:  
Supportive residential facilities.
- (4) *Lot size and setback requirements.* (See use limitations)
- (5) *Landscape buffer and screening requirements.* Unless otherwise noted within this district's requirements, any property within an RSL supportive residential facilities which abuts a more restrictive residentially zoned property shall have a minimum 40-foot landscaped screening or maintained natural buffer adjacent to all residential property. Minimum buffers may be increased by the board of commissioners based on existing conditions such as tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses.
- (6) *Flood plain/wetlands preservation requirements.* Any development must meet all state and federal requirements relating to flood plains and wetlands. The board of commissioners encourages preservation of wetland areas. Any development must also meet state and federal requirements relating to areas subject to the provisions of section 134-283, regarding mountain and river corridor protection act areas, and section 134-284, regarding metropolitan river protection areas. No flood plain and/or wetlands may be used in calculating the overall density of the development.
- (7) *Building and structure requirements.* (See use limitations)
- (8) *Parking requirements.* (See use limitations)
- (9) *Lighting requirements.* Any project permitted within the RSL supportive residential facilities which proposes a lighted facility, must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.
- (10) *Special exception uses.* (Not applicable)
- (11) *Use limitations.*
  - a. Any RSL supportive facility shall be subject to the site plan submitted and approved by the board of commissioners.
  - b. A maximum of 100 units for supportive living facilities, and a maximum of 200 units for an nonsupportive living facility when located within a neighborhood activity center or community activity center as shown on the county comprehensive plan, as may be amended from time to time. A maximum of 300 units for supportive living facilities, and a maximum of 400 units for an nonsupportive living facility when located within a regional activity center or high density residential as shown on the county comprehensive plan, as may be amended from time to time.
  - c. Site must be located so as to have no adverse impact to surrounding residential areas. No adverse

impact means, but is not limited to, sufficient buffering, traffic considerations and other institutional uses predominate in the immediate area.

- d. Three-acre minimum lot size.
- e. Facilities must be limited to those persons age 55 and older as defined by the Fair Housing Act as amended from time to time.
- f. Architectural style, roof pitch and building height to be approved by the board of commissioners based upon size of tract and surrounding uses. Thirty-five feet is the maximum building height when located in a neighborhood activity center or community activity center as shown on the county comprehensive plan, as may be amended from time to time. Fifty feet is the maximum building height when located in a regional activity center or high density residential as shown on the county comprehensive plan, as may be amended from time to time.
- g. Each facility must include kitchen and dining facilities sufficient to serve all occupants. However, this shall not preclude kitchenette facilities within each unit. Kitchenette is defined as an area for preparation of foods limited to a refrigerator, sink, stovetop unit, microwave unit or portable oven and shall not include a built-in oven.
- h. Each facility must meet all applicable requirements regarding emergency response.
- i. Each facility must include a centralized area or areas denoted solely for resident activities proportionate to size of facility.
- j. An overall landscape plan is to be approved by the board of commissioners with emphasis on size of tract, buffers, surrounding uses, and passive recreational areas.
- k. An overall parking plan for the entire site shall be approved by the board of commissioners and must include provisions for adequate shuttle services to serve each facility. A minimum of 0.75 spaces per unit shall be provided.
- l. Accessory retail uses in RSL is a permitted use for occupants, guests, and employees.
- m. HVAC and other mechanical equipment must be adequately screened.
- n. Dumpsters shall be adequately screened and trash pick-up shall be between 7:00 a.m.—9:00 p.m. only.
- o. Exhaust fumes generated from the centralized kitchen and dining facility must meet all required codes and ordinances.
- p. When an RSL supportive facility is located within a neighborhood activity center, the maximum floor area ratio is 0.50.
- q. When an RSL supportive facility is located within a community activity center or high density residential, the maximum floor area ratio is 0.75.
- r. When an RSL supportive is located within a Regional Activity Center, the maximum floor area ratio is 2.0.
- s. Each facility must be protected by a fire sprinkler system.
- t. Maximum impervious surfaces (80 percent—RAC, 70 percent—CAC, HDR and NAC) shall be established within activity centers as identified by the Cobb County Comprehensive Plan, as may be amended from time to time.
- u. Portions of projects should incorporate applicable accessibility and "easy living" standards (as administered and copyrighted by a coalition of Georgia citizens including AARP of Georgia, Atlanta Regional Commission, Concrete Change, Georgia Department of Community Affairs, Governor's Council on Developmental Disabilities, Home Builders Association of Georgia, Shepherd Center and the Statewide Independent Living Council of Georgia).
- v. A 40-foot perimeter building setback must be provided to all adjacent residentially zoned properties. This perimeter setback may include required buffers. A 30-foot setback shall be required adjacent to any

public roadway. There shall be a minimum setback of 15 feet between buildings. Minimum setbacks may be increased by the board of commissioners based on existing conditions such as tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses.

- w. The supportive use must have indoor and/or outdoor amenities dedicated to the physical and mental wellness of the residents such as: game rooms, billiard rooms, event halls, computer rooms, classrooms, exercise/weight training rooms, swimming pools, spas and/or hot tubs for aquatherapy, hobby rooms, open air facilities, bocce courts, shuffleboard courts, lawn sports, walking trails, gardens, and the like.
- (12) *Accessory buildings, structures, uses and decks.* Accessory buildings, structures, uses and decks shall be as described in section 134-203.
- (13) *The "housing for older person" exemption.* The developer must incorporate procedures to show compliance with the housing for older person exemption under the Fair Housing Act, as may be amended from time to time.

(Ord. of 1-25-05; Amd. of 2-28-17)

Sec. 134-203.2. - RSL nonsupportive residential units.

The regulations for the RSL nonsupportive residential units, in addition to all section 134-203 regulations are as follows:

- (1) *Purpose and intent.* The RSL nonsupportive residential units is established to provide locations for the development of attached and detached dwelling units limited to those persons age 55 and older as defined by the Fair Housing Act as may be amended from time to time and shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within any land use category other than industrial, industrial compatible, rural residential and very low density residential as defined by the Cobb County Comprehensive Plan, as may be amended from time to time, provided that it must be located along an arterial or collector roadway (as defined by the Cobb County Major Thoroughfare Plan, as may be amended from time to time). A non-supportive RSL may only be located on a collector road if the following criteria is met: a minimum of ten acres and a density maximum of four units per acre. The board of commissioner may reduce the density based on the surrounding density, topography, deforestation, drainage concerns, or other similar factor.
- (2) *Definitions.* See section 134-203.
- (3) *Permitted uses.* Anything not permitted or allowed by special exception is prohibited. Permitted uses are as follows:
  - Attached residential units
  - Detached residential units
- (4) *Lot size and setback requirements.* (See use limitations)
- (5) *Landscape buffer and screening requirements.* Unless otherwise noted within this district's requirements, any RSL nonsupportive residential units which abut more restrictive residentially zoned property shall have a minimum 20-foot landscaped screening or maintained natural buffer adjacent to all residential property. When abutting nonresidentially zoned property, a ten-foot landscaped screening buffer is required. Minimum buffers may be increased by the board of commissioners based on existing conditions such as tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses.
- (6) *Flood plain/wetlands preservation requirements.* Any development must meet all state and federal requirements relating to flood plains and wetlands. The board of commissioners encourages preservation of wetland areas. Any development must also meet state and federal requirements relating to areas subject to

the provisions of section 134-283, regarding mountain and river corridor protection act areas, and section 134-284, regarding metropolitan river protection areas. No flood plain and/or wetlands may be used in calculating the overall density of the development.

- (7) *Building and structure requirements.* (See use limitations)
- (8) *Parking requirements.* (See use limitations)
- (9) *Lighting requirements.* Any project permitted within the RSL nonsupportive residential units which proposes a lighted facility, must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.
- (10) *Special exception uses.* (Not applicable)
- (11) *Use limitations.*
  - a. Any RSL nonsupportive residential units shall be subject to the site plan submitted and approved by the board of commissioners. Overall residential development shall be compatible with neighboring residential uses.
  - b. Minimum tract size of three acres.
  - c. Maximum density of five units per acre; however, the overall density of a development may be reduced due to topography, drainage, deforestation or sediment and erosion concerns.
  - d. All dwelling units must be limited those persons age 55 and older as defined by the Fair Housing Act as may be amended from time to time.
  - e. No sale of goods or products shall be permitted except if accessory to a customary home occupation, land use permit, special land use permit or special exception use.
  - f. No adult entertainment uses are permitted.
  - g. All uses are subject to chapter 110, the subdivision regulations of the county, as amended from time to time.
  - h. Any food or beverage served within an accessory clubhouse shall be limited to residents and their guests.
  - i. It is found and declared that outside storage on properties within unincorporated Cobb County is a health risk and undesirable in that it provides harborage for rodents and insects, lowers property values, and constitutes a public nuisance; therefore, no outside storage is permitted, excluding firewood and lawn furnishings, unless otherwise allowed in this article.
  - j. A mandatory owners association must be formed and incorporated which provides for building and grounds maintenance and repair, insurance and working capital. Said association must also include declaration and bylaws, including rules and regulations, subject to staff review and approval. The declaration and bylaws shall not be enforced by the county. The declaration and bylaws shall, at a minimum, regulate and control the following:
    1. Animals.
    2. Signs.
    3. Exterior items such as fences, lawn ornaments and restrictions on removal of landscape areas and buffers.
    4. Building improvements.
    5. Outside storage.
    6. Overnight parking of vehicles.
    7. Decorations.
    8. Trash collection.

9. Restrictions/definitions on single-family residential use only, and leasing of units. No more than ten pe be leased by individual owners at any time.
10. Restrictions on all units being occupied by persons age 55 and older as defined by the Fair Housing Act as may be amended from time to time.
11. Accessory buildings and structures.
  - k. All units must have an attached garage, which must be used for vehicle parking only. A minimum of two parking spaces per unit is required. The parking spaces must be in the driveway or garage.
  - l. No more than four units may be attached side by side.
  - m. Maximum of four attached units (quadruplex).
  - n. Any RSL nonsupportive residential units project must be located along an arterial roadway (as defined by the Cobb County Major Thoroughfare Plan, as may be amended from time to time).
  - o. All RSL nonsupportive residential unit projects must be designed to provide pedestrian access to all adjacent properties and roadways. Connectivity to public transit will be required when available.
  - p. Any RSL nonsupportive residential units project which proposes an amenity area will be required to design such feature for those residents age 55 and older.
  - q. Each individual dwelling unit's facade must be constructed with a combination of brick, stucco, stone, shakes, board and batten or other hardened surface.
  - r. No RSL nonsupportive residential units development may be located within an existing subdivision, unless being proposed as an assemblage.
  - s. Maximum building height of 35 feet.
  - t. A 30-foot perimeter building setback must be provided to all adjacent residentially zoned properties. This perimeter setback may include required buffers. A 20-foot setback shall be required adjacent to any public roadway. There shall be a minimum setback of 15 feet between buildings. Minimum setbacks may be increased by the board of commissioners based on existing conditions such as tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses.
  - u. An overall landscape plan is to be approved by the board of commissioners with emphasis on size of tract, buffers, surrounding uses, and passive recreational areas.
  - v. Projects must incorporate applicable accessibility and "easy living" standards (as administered and copyrighted by a coalition of Georgia citizens including AARP of Georgia, Atlanta Regional Commission, Concrete Change, Georgia Department of Community Affairs, Governor's Council on Developmental Disabilities, Home Builders Association of Georgia, Shepherd Center and the Statewide Independent Living Council of Georgia) to include at least one full bath on the main floor, with ample maneuvering space; a bedroom on the main floor; ample interior door widths; and one stepless entrance at either the front, side or back of the home, or through the garage.
  - w. Projects must incorporate an area designated as common space or recreational space for the enjoyment of the residents.
  - x. Impervious surface shall not exceed 55 percent of the total site area.
  - y. Projects proposing public infrastructure to be accepted by Cobb County for maintenance must be designed in accordance with all applicable standards and specifications, including but not limited to building setbacks.

Required buffers may be included within required setbacks; however, in such case that the required buffer is greater than the required setback, the required buffer shall be adhered to. Additionally, necessary private utilities and access drives may be allowed through, over or across a landscaped buffer.



Any such uses which are proposed through, over or across a designated undisturbed buffer must be approved pursuant to an original site plan or site plan modification as set forth under section 134-126.

- (12) *Accessory buildings, structures, uses and decks.* Accessory buildings, structures, uses and decks shall be as described in section 134-203.

(Ord. of 1-25-05; Ord. of 7-25-06; Ord. of 7-24-07; Ord. of 7-27-10; Amd. of 2-25-14; Amd. of 2-24-15; Amd. of 2-28-17)

Sec. 134-203.3. - RSL nonsupportive urban rental units.

- (1) *Purpose and intent.* The RSL nonsupportive urban rental units is established to provide locations for the development of mid-rise dwelling units (up to eight stories) limited to those persons age 55 and older as defined by the Fair Housing Act as may be amended from time to time and shall not be established as a precedent for any other residential or nonresidential district. This residential use must be located within a regional activity center or high density residential area as defined by the Cobb County Comprehensive Plan, as may be amended from time to time.
- (2) *Definitions.* See section 134-203.
- (3) *Permitted uses.* Anything not permitted or allowed by special exception is prohibited. Permitted uses are as follows:
- Attached residential units.
  - Detached residential units.
  - Accessory retail uses in RSL.
- Further provided that no adult entertainment uses or automotive uses shall be allowed.
- Neighborhood retail uses provided that the total square footage of the uses does not exceed ten percent of the total floor area of the structure(s). Further provided that no adult entertainment uses or automotive uses shall be allowed.
- (4) *Lot size and setback requirements.* (See use limitations)
- (5) *Landscape buffer and screening requirements.* Unless otherwise noted within this district's requirements, any RSL nonsupportive urban rental units which abut more restrictive residentially zoned property shall have a minimum 50-foot landscaped screening or maintained natural buffer adjacent to all residential property. When abutting nonresidentially zoned property, a ten-foot landscaped screening buffer is required. Minimum buffers may be increased by the board of commissioners based on existing conditions such as tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses.
- (6) *Flood plain/wetlands preservation requirements.* Any development must meet all state and federal requirements relating to flood plains and wetlands. The board of commissioners encourages preservation of wetland areas. Any development must also meet state and federal requirements relating to areas subject to the provisions of section 134-283, regarding mountain and river corridor protection act areas, and section 134-284, regarding metropolitan river protection areas. No flood plain and/or wetlands may be used in calculating the overall density of the development.
- (7) *Building and structure requirements.* (See use limitations)
- (8) *Parking requirements.* (See use limitations)
- (9) *Lighting requirements.* Any project permitted within the RSL nonsupportive urban rental units which proposes a lighted facility, must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.
- (10) *Special exception uses.* (Not applicable)

(11) *Use limitations.*

- a. Any RSL nonsupportive urban rental units shall be subject to the site plan submitted and approved by the board of commissioners.
- b. Minimum tract size of three acres.
- c. All dwelling units must be limited to those persons age 55 and older as defined by the Fair Housing Act as may be amended from time to time.
- d. No sale of goods or products shall be permitted except if accessory to a customary home occupation, land use permit, special land use permit or special exception use.
- e. No adult entertainment uses are permitted.
- f. All uses are subject to chapter 110, the subdivision regulations of the county, as amended from time to time.
- g. Any food or beverage served within an accessory clubhouse shall be limited to residents and their guests.
- h. It is found and declared that outside storage on properties within unincorporated Cobb County is a health risk and undesirable in that it provides harborage for rodents and insects, lowers property values, and constitutes a public nuisance; therefore, no outside storage is permitted, excluding firewood and lawn furnishings, unless otherwise allowed in this article, or as otherwise prohibited in the condominium declaration and bylaws.
- i. All units must have access to a parking garage or similar on-site parking facility. Parking shall be provided at 1.25 spaces per unit.
- j. All RSL nonsupportive urban rental unit projects must be designed to provide pedestrian access to all adjacent properties and roadways. Connectivity to public transit will be required when available.
- k. Any RSL nonsupportive urban rental unit project which proposes an amenity area will be required to design such feature for those residents age 55 and older.
- l. An overall landscape plan is to be approved by the board of commissioners with emphasis on size of tract, buffers, surrounding uses, and passive recreational areas.
- m. Projects must incorporate applicable accessibility and "easy living" standards (as administered and copyrighted by a coalition of Georgia citizens including AARP of Georgia, Atlanta Regional Commission, Concrete Change, Georgia Department of Community Affairs, Governor's Council on Developmental Disabilities, Home Builders Association of Georgia, Shepherd Center and the Statewide Independent Living Council of Georgia) to include at least one full bath on the main floor, with ample maneuvering space; a bedroom on the main floor; ample interior door widths; and one stepless entrance at either the front, side or back of the home, or through the garage.
- n. At least 25 percent of the units shall be affordable. For the purposes of this section, "affordable" shall mean units intended for occupancy (rental or ownership) by household earnings no more than 80 percent of the Atlanta Metropolitan Statistical Area's (MSA) median household income, as may be adjusted from time to time. Affordability shall include all monthly rents, fees and charges for the unit.
- o. Impervious surface shall not exceed 55 percent of the total site area.

Required buffers may be included within required setbacks; however, in such case that the required buffer is greater than the required setback, the required buffer shall be adhered to. Additionally, necessary private utilities and access drives may be allowed through, over or across a landscaped buffer. Any such uses which are proposed through, over or across a designated undisturbed buffer must be approved pursuant to an original site plan or site plan modification as set forth under section 134-126.

- (12) Accessory buildings, structures, uses and decks as described in section 134-203.
- (13) Maximum building height is eight stories.
- (14) A 30-foot perimeter building setback must be provided to all adjacent residentially zoned properties. This perimeter setback may include required buffers. A 20-foot setback shall be required adjacent to any public roadway or non-residentially zoned property. Minimum setbacks may be increased by the board of commissioners based on existing conditions such as tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses.

(Ord. of 1-24-06; Amd. of 2-24-15; Amd. of 2-28-17)