



Unified Development Ordinance (UDO) Update

September 2025

ROCKDALEUDO.COM

Welcome



What is the purpose of the Stakeholder Committee?

- Interim updates of the draft with key highlights of changes.
- To communicate with the greater community about the public educational outreach events.
- Provide updates and disseminate information to the community .
- Opportunity to provide an in-depth review of the entire draft upon release.

Agenda



- Homework Review: What did you learn?
- Review:
 - UDO Purpose
 - UDO Objectives
 - UDO vs. Comp Plan
 - Moratorium
 - Timeline review
 - "Rules" of the UDO
- Content of the Code
 - Articles 5-14
- Questions & Answers

What Did You Learn?



Your homework was to locate Rockdale's Comprehensive Plan and familiarize yourselves with the contents, paying specific attention to the land use chapter.

- Discuss the main objectives of the land use chapter and describe how they relate to the UDO.
- Drawing on what you have learned in our previous meetings, how do Comprehensive Plan policies inform the regulations within UDO?



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LAND USE OBJECTIVE	UDO CONNECTION
CONSISTENT DECISIONS	Rezoning decisions guided by the Future Land Use Map, access to services.
DIRECT GROWTH STRATEGICALLY	Focus development where infrastructure exists; protect rural & conservation areas.
PROTECT CHARACTER	Buffers and design standards to preserve existing character
PRESERVE OPEN SPACE	Conservation zoning, subdivision open space standards,
COORDIANTE WITH TRANSPORTATION	Street connectivity & multi-use design.
ENCOURAGE MIXED USE & AGE FRIENDLY DESIGN	Zoning which support a mixture of residential and non-residential uses, walkability, & lifelong communities.
SUPPORT REDEVELOPMENT & ECONOMIC GROWTH	Infill standards, redevelopment tools, & balanced land uses
PROTECT NATURAL RESOURCES	Environmentally sensitive development, conservation areas, & watershed protection



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COMPREHENSIVE PLAN	APPLICATION	UDO REGULATION
VISION – sets big picture policy direction	Converts policy to measurable standards (<i>preserve rural character</i>)	Development Standards (minimum lot sizes, setbacks, etc.)
CHARACTER AREAS – describes the desired development pattern	Guiding standards for UDO content	Zoning districts, overlay districts, and design standards reinforce the unique patterns.
FUTURE LAND USE MAP – identifies appropriate place and density for development.	Supports the set zoning classifications and development standards	Zoning Districts, Zoning Map
SPECIFIC POLICY GOALS – more detailed policy objectives	Example: policy - adequate land use transitions	Buffer, landscape, & screening requirements between uses

KEY TAKEAWAYS:

- The Comprehensive Plan is **advisory** but legally significant—it is the benchmark against which rezonings and UDO updates are judged.
- The UDO is **regulatory**—it is the actual tool that enforces and operationalizes the policies from the plan.

Homework



HOUSING GOAL: Assure housing availability across all demographic sectors, with a focus on safe and sustainable communities, both economically and environmentally.

REFLECTION: Identify the housing goal in the Comprehensive Plan is (or could be) implemented through the UDO.

UDO Purpose



A Unified Development Ordinance (UDO) consists of land use and development regulations, including:

- Zoning
- Land Subdivision
- Environmental Protection
- Sign Codes

Code Function:

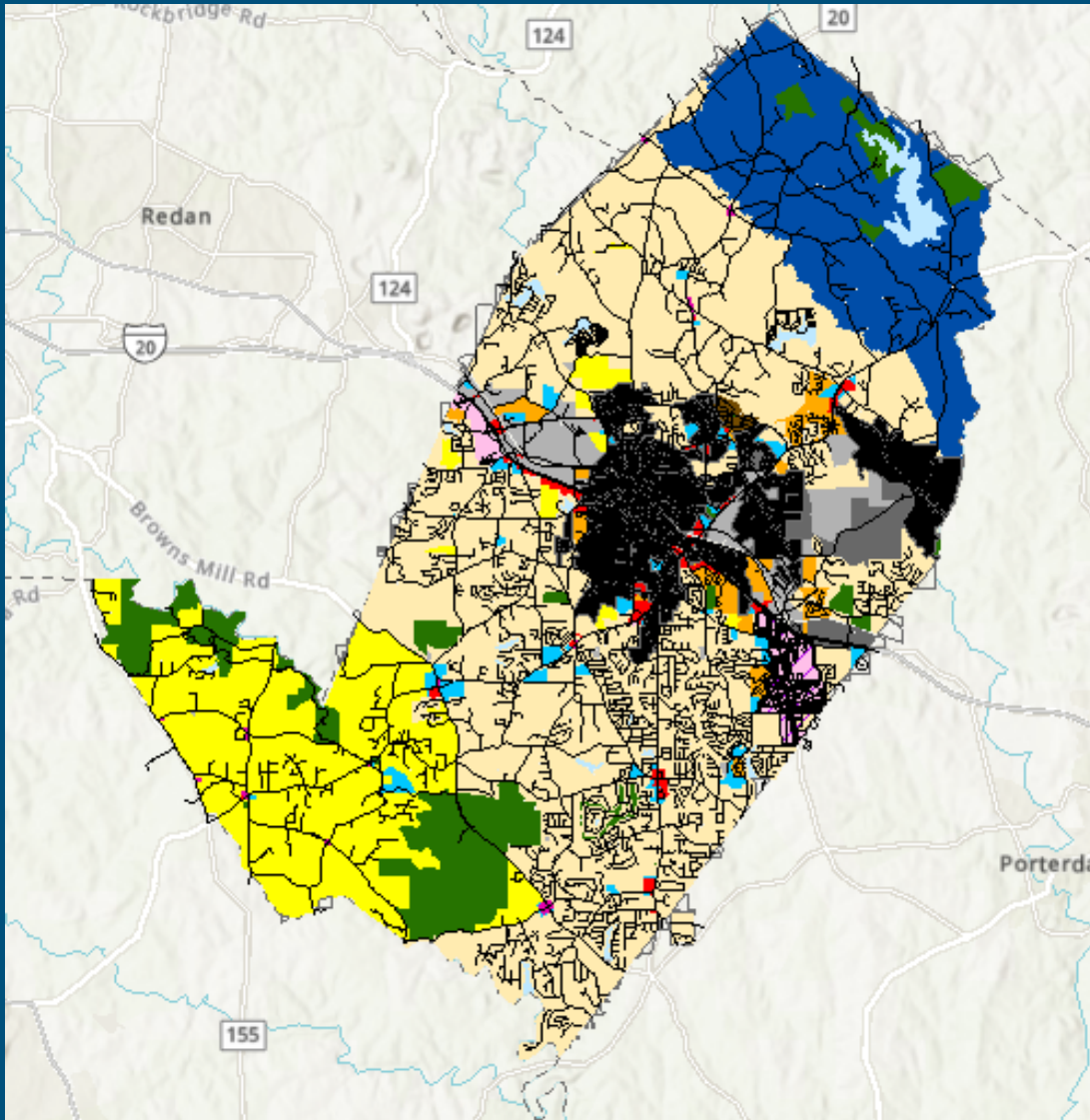
- Preserve, promote, & protect public health
- Provide a fair and consistent decision-making framework
- Advance Comprehensive Plan's Vision & Goals

UDO Objectives



- **Identify** regulations effectively maintaining historic or residential quality
- **Prevent** cookie cutter developments
- **Preserve** existing farmland + open spaces
- **Support** rural character
- **Review** uses to facilitate tourism
- **Identify** which procedural practices are achieving their objectives
- **Make** code user-friendly
- **Update** to make code support controlled, resilient growth

UDO vs. Comprehensive Plan



Comprehensive Plan

- Purpose: Vision setting – long range policy goals
- Content: Goals, future land use character areas, analysis of house, transportation, environmental and demographics for the community.
- Long range vision – 20 years.
- Updated every 5 years.

Unified Development Ordinance

- Purpose: Regulatory tool for implementing policies
- Content: Zoning, land subdivision, environmental protection, sign codes
- Living document, can be amended and updated as needed.

Moratorium Update



Moratorium (March 14 – Sept. 15, 2025)

- ~~180-day pause on new residential zoning applications, rezonings, site plans, subdivisions, land disturbance & building permits.~~
- ~~Does **not** affect projects approved/submitted before March 14, 2025.~~

Amended Moratorium (Sept. 2025)

- Extension through **March 8, 2026.**
- Narrowed scope: applies only to projects creating/developing **more than one lot.**
- Exemptions: individual lots of record & pre-March 14, 2025 projects.

Ordinance Updates



Patch Ordinance Adopted 9/9

- *Interim updates to the UDO to improve design quality until full rewrite is complete.*
- *Standards apply to all residential zoning districts:*
 - *Building materials & colors*
 - *Façade articulation & variation*
 - *Garage & roof design*
 - *Screening of utilities/equipment*
 - *Windows & roof elements*

The Content of the UDO



Article 5: Residential Districts

*Includes the **Purpose, standards** and **uses** for all Residential Districts.*

Article 6: Non-residential and Mixed-use Districts

*Includes the **Purpose, standards** and **uses** for all non-residential and mixed-use Districts.*

Article 7: Overlay Districts

*Includes the **Purpose, standards** and **uses** for all Overlay Districts. An Overlay District in conditions that require another layer of regulations, often related to environmental conditions.*

Article 8: General Development Regulations

Regulations that are applicable to all Districts for development.

More *specific* content of the UDO



Article 9: Fencing, Walls, Screening

Article 10: Landscape and Trees

Article 11: Lighting

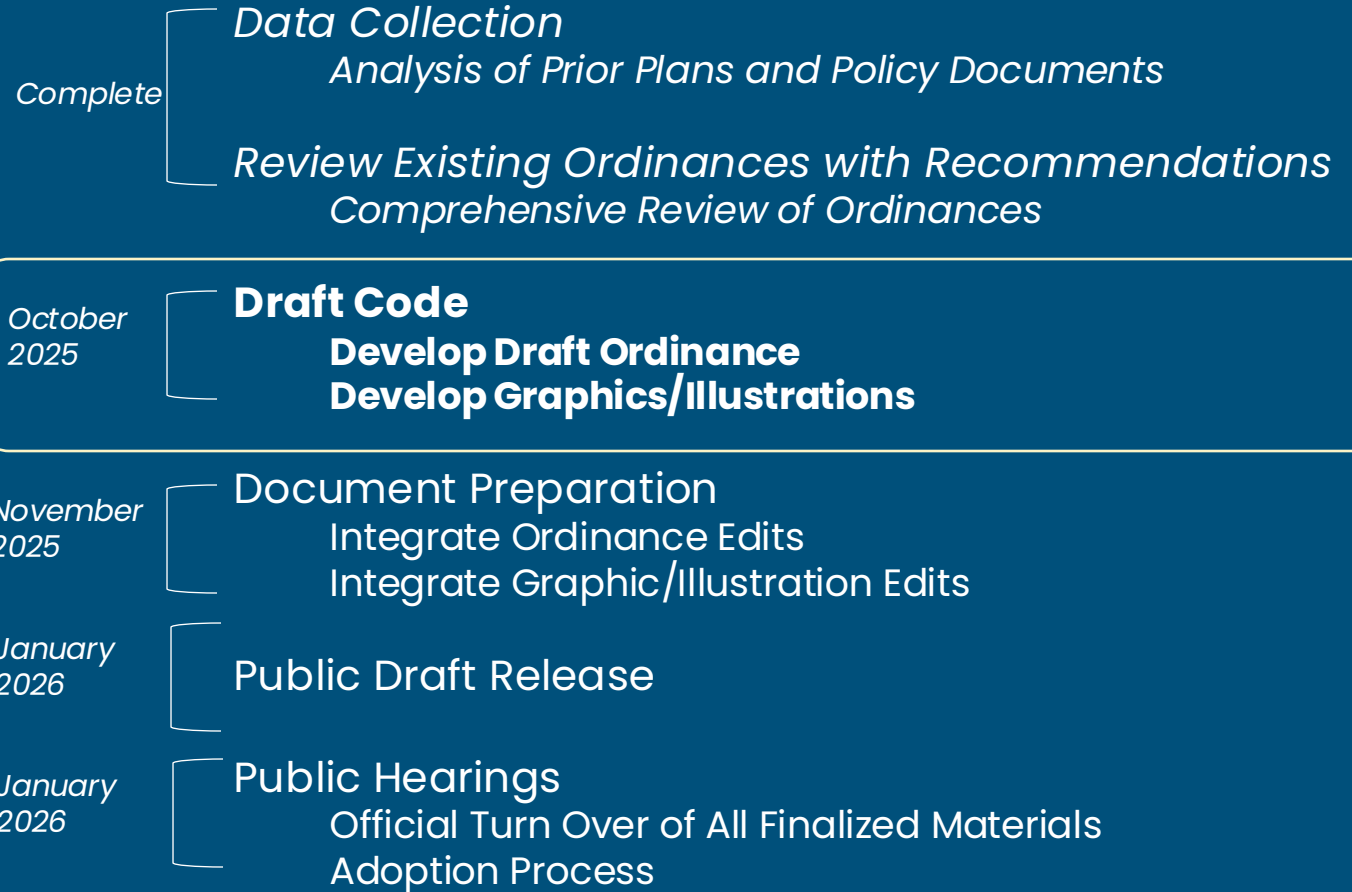
Article 12: Environmental Standards

Article 13: Off-street Parking and Loading

Article 14: Specific Use Standards

Identifies use standards for uses that require more specificity and definition.

Project Timeline Review



Opportunities to Learn More



- **Sign up for Email updates**
- **Public Educational Outreach**
 - Rockdale UDO Website
 - Pop-Up Events
 - Stakeholder Meetings
 - Open House
 - Public Hearing

Homework



HOUSING GOAL: Assure housing availability across all demographic sectors, with a focus on safe and sustainable communities, both economically and environmentally.

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Upcoming Stakeholder Meetings



- Content of the UDO Update (*districts, uses, etc*)
- Content on more specific standards
- Processes and procedures



Questions & Answers