

COMMON VIOLATIONS FOUND IN RESIDENTIAL NEIGHBORHOODS

The following are county guidelines. A link to County code is located at www.cobbcounty.org/clerk

The Code Enforcement Office may be reached by:

✉ codeenforcement@cobbcounty.org

☎ 770-528-2180

PARKING

Vehicles may not be parked in the grass or unimproved surface between the roadway and the home's front setback.

R-30, R-20, R-15, R-12, RD, RA-4, RA-5:

Parking allows only one vehicle, one boat, and one recreational vehicle (or any combination of such totaling three) in the rear or side yard on a hardened surface.

R-40, R-80, RR:

Any combination of boats and recreational vehicles exceeding three must be screened from public roadways via a buffer (approved by the Cobb County Landscape Architect) or fencing.

- **No materials, equipment or business vehicles** may be stored or parked on the premises, except for one business vehicle used exclusively by the resident.
- A business vehicle with a manufacturer's gross vehicle weight **greater than 12,500 pounds** is **not allowed** to be parked on residential property.

JUNK CARS

Any automobile, vehicle, mobile home, manufactured home or trailer of any kind or type, without a valid license plate and/or valid decal attached thereto, shall not be parked or allowed to stand on any residentially zoned property or other zoned property unless it shall be in a completely enclosed building.

YARD SALES

Estate sales, yard sales, bakery sales, garage sales, bazaars and the like are limited to three weekends per year and cannot exceed three days per sale.

OUTSIDE STORAGE LIMITATIONS

No outside storage is permitted, with the exception of firewood and lawn furnishings.

DWELLING UNIT: SINGLE FAMILY

A single-family dwelling unit consists of one or more rooms which are arranged, designed or used as living quarters for one family including up to one unrelated adult, or two or fewer unrelated adults and their children and/or grandchildren.

A single-family dwelling unit shall have:

- An interior bathroom and complete kitchen facilities, permanently installed.
- At least 390 square feet of living-building square footage (*as determined and maintained in the records of the Cobb County Tax Assessor*) per each adult occupant.
- No more than one vehicle per 390 square feet of living-building square footage may be parked regularly overnight on the property upon which the single-family dwelling unit exists.

Maximum Regularly Parked Cars: **R-20, R-80, and RR**

- Max. of five or less (of the total) parked outside of a garage, carport or the like*

Maximum Regularly Parked Cars: **All Other Districts**

- Max. of four or less (of the total) parked outside of a garage, carport or the like*

**Above regulations include vehicles parked within the right-of-way adjacent to a dwelling unit.*

Definitions

- **"Regularly"** means a majority of days in any seven-day period.
- **"Adult"** means any person over the age of 18 years old or legally emancipated in the State of Georgia.
- **"Family"** means two or more persons related by blood, legal adoption, or marriage, occupying a dwelling.
- **"Related"** means persons are all related to each other within the fourth degree, as defined in O.C.G.A. § 53-2-1, which includes parents, children, grandparents, grandchildren, brothers and sisters. *State of Georgia authorized foster children of a family member shall also be deemed a member of the family for this purpose.*

FENCES/WALLS

Any fence or wall adjacent to a public road right-of-way and within a residential front yard cannot be more than six feet in height. Fences or walls at the rear of a residence cannot exceed eight feet in height. *Height limitations include posts and ornaments on top of the fence or wall.*

Fences or walls shall be maintained in structurally sound condition.

LEASH LAW

Animals are required to be on a leash when outside unless contained by a fence. Pet owners are responsible for collecting animal waste and disposing of it properly.

Contact Cobb County Animal Control at (770) 499-4136 to report violations.

LIVESTOCK AND POULTRY

Livestock and poultry animals are only permitted on a lot of two acres or larger. All animals must be maintained at least ten feet from any residential property line.

GARBAGE COLLECTION

Garbage collectors may not operate between the hours of 11 p.m. and 7 a.m. Garbage cans filled with garbage can only be placed at the curb the evening before collection and should be removed by 11 p.m. on the day of collection.

PERSONAL VEHICLE SALES

No more than three personal vehicle and/or equipment sales are allowed per calendar year on any one parcel of property.

HOME BUSINESS RESTRICTIONS

- No signs, products or equipment are permitted around the exterior of the home.
- All business activities must occur inside home.
- No outside employees are permitted to work in the home or to gather at the home for work purposes.
- No more than 25 percent of the home may be used for the business.
- No commercial deliveries are permitted to home businesses.
- No customers or clients are permitted to visit home businesses except for tutoring or musical lessons.

IN-HOME DAY CARE

Child care in a single-family home is limited to a maximum of six children for whom compensation is received.

- The child care cannot create a nuisance to immediate adjacent property owners.
- Parking must be provided for child pick up and drop off on the property.
- No employees are permitted.

GROUP HOME

Definition: Group Home in Residential-Zoned Districts
“**Group home**” means a dwelling unit 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, under a structured and scheduled plan that must be provided to the county.

DOOR-TO-DOOR SOLICITATIONS

The county permits door-to-door solicitations only if the person has registered with the county’s business license office.

A registration badge **must** be worn by solicitors and will include their name, address, organization and a photograph.

Solicitation without a registration badge is prohibited. Police will respond to reports of unregistered solicitors.

WINDOWS AND EXTERIOR DOORS

Windows of buildings shall be fully supplied and maintained with glass window panes or with a substitute approved by the designated Cobb County Building Official, which are without open cracks or holes.

Screens, if provided, shall be securely fastened to the window.

Exterior doors of buildings shall be maintained so that they fit reasonably well within their frames so as to substantially prevent rain and wind from entering a building.

Exterior door jams, stops, headers and moldings shall be securely attached to the structure and maintained in good condition without splitting or deterioration. Additionally, exterior doors shall be provided with property hardware and maintained in proper working condition.

GUTTERS AND SHUTTERS

Gutters and shutters and all accessories attached to buildings shall be maintained so that they are structurally sound, in good repair with proper anchorage and attachment.

GRASS AND WEEDS

It shall be unlawful for the owner of any property less than 40,000 sq. ft. (.9 acres), or property within any platted and recorded subdivision, **to allow grass/weeds to exceed 12 inches in height.**

After a 20 day notice, the County shall cause the condition to be remedied at the expense of the property owner.

EXTERIOR ATTACHMENTS

Exterior stairways, decks, porches and balconies, and all accessories attached to the building shall be maintained so that they are structurally sound, in good repair with proper anchorage, and capable of supporting the imposed loads.

TEMPORARY SIGNS

The Temporary Sign code allows for signage for temporary events such as church or community gatherings, yard sales, moving sales, estate sales, and the rental or sale of an individual home.

Signage should not be placed on trees, utility poles, or traffic control signs or devices.

All temporary signs must be located on private property with the property owner’s permission. All temporary signs must be located off the right-of-way.

PENALTIES

Except as otherwise provided, a person convicted of a violation of this Code shall be punished by a fine and sentence of imprisonment and/or probation not to exceed the maximum punishment as set out by Georgia law under O.C.G.A. 15-10-60.

With any of these violations, except for grass and weeds, the appropriate person is placed on notice of violation and given 10 days to comply with the code section. If found still in violation after this time frame, a citation is issued to appear before a magistrate judge.

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Cobb County...Expect the Best!

For more information, contact:

**COBB COUNTY
CODE ENFORCEMENT DIVISION
P.O. Box 649
Marietta, GA 30061**

**www.cobbcounty.org/code
770-528-2180**