# 2026
# CODE AMENDMENTS

# Official Code of Cobb County
# Part I. – Chapter 83

Package I
Version I – distributed on September 4, 2026
Version II - distributed on October 21, 2026
Adopted – October 27, 2026

Board of Commissioners Public Hearing Dates
October 13, 2026 – 9:00 a.m.
October 27, 2026 – 7:00 p.m.

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**Chapter 83 – NUISANCES**

**ARTICLE II. – WEED CONTROL, OUTSIDE STORAGE AND JUNK VEHICLES**

Section 83-9 of the Official Code of Cobb County, Georgia, is amended, to read as follows:

**Section 83-9. – Weed control, outside storage, and junk vehicles.**

It is found and declared that uncontrolled weed growth, outside storage, and junk vehicles 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.

Section 83-10 of the Official Code of Cobb County, Georgia is amended to read as follows:

**Section 83-10. – Definitions.**

As used in this article, the term:

…

*Junk vehicle* means a vehicle that is in an inoperative or junk condition, shall include but not be limited to any automobile, vehicle, mobile home, manufactured home or trailer of any kind or type, or contrivance or part thereof, the condition of which is one or more of the following:

(1) Wrecked.
(2) Dismantled.
(3) Partially dismantled.
(4) Inoperative.
(5) Abandoned.
(6) Discarded.
(7) One which does not have a valid license plate and/or valid decal attached hereto.

…

*Outside storage* means the keeping, placing, or accumulation of any materials, equipment, merchandise, supplies, personal property, trash which includes the accumulation of rubbish or garbage, or other items outside of a completely enclosed building or structure, any of which affect the cleanliness, safety, or sanitary condition of the exterior premises of the real property, for any period of time which a reasonably prudent person may find excessive or offensive in duration.

…

*Weeds* shall mean grass, jimson, burdock, ragweed, thistle, cocklebur, dandelion, invasive vines and any unrestricted vegetative growths.

Section 83-11 of the Official Code of Cobb County, Georgia is amended to read as follows:

**Sec. 83-11. - Exemptions.**

This section shall not apply to the following ~~described properties~~:

(a) County, state or federal property or governmentally mandated easements, buffers, corridors, wetlands, detention ponds, dams, farms, natural or landscape areas, lakes, medians, etc.~~,~~ except where developed property fronts publicly-owned right-of-way;
(b) Utility owned rights-of-way unless they are within a platted subdivision; or
(c) Tracts of property (under single ownership) 40,000 square feet or larger unless they are within a platted subdivision;
(d) ~~Tracts of property(under single ownership)~~ Single-family residences 40,000 square feet or larger unless buildings or structures are located within 75 feet of the public right-of-way, except where such property is used for agricultural or farm use.
(e) Outside storage of lawn furnishings and firewood.
(f) Outside storage on properties zoned Light Industrial, so long as the outside storage is setback a minimum of 35 feet from any public right-of-way.
(g) Outside storage on properties zoned Heavy Industrial.
(h) Junk vehicles that are in an enclosed building except those which are part of a nuisance abatement proceeding, or on the premises of a business enterprise operated in a lawful matter, when necessary to the operation of such business enterprise.

Section 83-12 of the Official Code of Cobb County, Georgia is amended to read as follows:

**Section 83-12.-Prohibited.**

(a) It shall be unlawful for the owner of any property to permit weeds including but not limited to grass, jimson, burdock, ragweed, thistle, cocklebur, and dandelion to obtain a height exceeding 12 inches unless exempted as described in this section. It shall be unlawful for the owner of any property to permit invasive vines to extend onto or over an adjoining property. It shall be unlawful for the owner of any property, that contains an easement for utility right-of-way, lake, pond or other water impoundment, to permit weeds to obtain a height exceeding 12 inches on any portion of the property, unless exempted as described in this section. It shall be unlawful for the owner of any property 40,000 square feet or larger where buildings or structures are located within 75 feet of the public right-of-way to permit weeds to obtain a height exceeding 12 inches on any portion of the property between the building or structure and the right-of-way. Property owners of developed property shall be required to maintain the right-of-way from the property line to the street curb in this same manner. This requirement shall not be applied to undeveloped property or to portions of developed property where the intent is to leave the property in its natural state.
(b) It shall be unlawful for the owner or occupant of any property to permit or allow any outside storage or any junk vehicle to be placed, maintained, stored, or allowed to remain upon such property, unless exempted as described in this section. The owner forfeits all ownership rights to any outdoor storage or junk vehicles once a determination that a violation has

occurred, the violation has not been remedied in the amount of time set forth in the notice of violation, and no appeal has been filed.

Section 83-13 of the Official Code of Cobb County, Georgia is amended to read as follows:

**Section 83-13.-Notice to remove and hearing.**

…

(2) The required notice shall contain the following:

…

(e) A requirement that the record owner of the property remedy the violation within 20 calendar days from the date of the notice, failing which the county will issue a citation to Magistrate Court ~~for property that has not been abandoned or is not vacant as defined in this section~~. ~~If the property is vacant or abandoned as defined herein, t~~ The county ~~will~~ may remedy the condition and assess against the record title owner of the parcel of land all the costs thereof plus an administrative charge.

…

Section 83-14 of the Official Code of Cobb County, Georgia is amended to read as follows:

**Section 83-14.-Removal by county.**

If after 20 calendar days from the date of the notice no hearing has been requested~~, no citation has been issued and the property has been determined to be vacant or abandoned~~ and the condition described in the notice has not been remedied, the code enforcement officer or his/her designee ~~shall~~ may cause the condition to be remedied by the county at the expense of the property owner. If a hearing has been held and has concluded adversely to the property owner, the code enforcement officer or his/her designee may cause the condition to be remedied by the county at the expense of the property owner after 72 hours unless the board of zoning appeals directs otherwise. If no appeal is filed to the Superior Court, the County is authorized to contract with a junk removal or hauling service to remove the outside storage and junk vehicles.