

AGENDA

City of Walnut Grove Planning Commission

September 21, 2023 7:00 P.M.

Municipal Building – 1021 Park Street

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Election of Chairman**
- V. Election of Vice Chairman**
- VI. Approval of Minutes from June 15, 2023**
- VII. Public Comments**
- VIII. Zoning Administrator's Report**
- IX. Discussion of Forest Glend MHSD zoning**
- X. Discussion of Text Amendments**
- XI. Commissioners Commission**
- XII. Adjourn**

Minutes

City of Walnut Grove

Planning Commission June 15, 2023

1021 Park St. 7:00 P.M.

- I. **CALL TO ORDER**
- II. **INVOCATION-** Commissioner Don Cannon
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF AGENDA-** Motion made by Bobby Moncrief to Approve agenda, seconded by Donnie Tudor, motion carried.
- V. **PUBLIC COMMENTS-** Maxine McClanahan
- VI. **Zoning Administrator Report- Joe Walter-** Good Evening all, the zoning administrator has been very busy this month. I am working on a spread sheet to try track all the things that are currently in the operating and things that have been recently decided upon and when I get that drafted up, I will share it with Mayor and Sonya. Then I will make it available for all of you and we can fine tune it. As I had mentioned at the last meeting. I am receiving a lot of phone calls for interest along Hwy 138 for Gas Stations properties. Then I will share with them that is in the downtown overlay, and it is currently not allowed. I have sent them information what is allowed. I haven't seen anything come back. I have seen the second request for driveway variance request for the remaining Highland lots and I have sent that back a second time for incomplete application and when that comes back, I will get with Sonya and to make sure the appropriate fees are charged. Essentially the other lots besides the Johnson's lot that has already been approved and I have questions about why they are

asking for lot five because there is already a driveway there and have a CO. A few things I have fielded a couple of calls about just building general questions about activity on and around industrial parkway. I know there are plans approved for the Cabinet Shop, but I don't think they have got started yet. I do know the gas station site is under construction, I have fielded a couple of calls about that. Still have a set of plans for a commercial building under review, site plans up the hill closer to Monroe. I imagine that ya'll are going to be busy till the end of the year.

VII. Old Business

VIII. A. Old Business- Case #WGRZ-23-02- Bobby Bullard Our goal tonight is to move it on if we can to the Mayor and Council. I wanted to explain a couple of things that we have done. The concern was we had brought the plan a little bit short on parking and we were sharing some parking. We have changed the plan a little to get rid of some of the uses that don't use more parking and put more uses that don't use as much parking, and we added the lower buildings did not have underground parking and we added that and now we have 18 more parking spaces than is required. Also wanted to bring out something that was in the discussion that was in it is the sharing of parking. It is the real thing, and it is in the ordinance and the church is willing to share parking, but we have taken care of that so now we have 18 more spaces than needed. The other thing is a lot of traffic engineers are extremely busy, so he is not done yet. I will mention some of the conversations that I have had with him, he has looked at it and I can probably tell you that this development alone is serviced by the existing road, there is no need to add additional lanes down the middle. The deceleration lanes will more than adequately handle the traffic. This is just a preliminary thing it is not official

this is his study, and what about what Joe said about the future I just wanted to bring this up. We talked for about an hour last time and we went through our visions that we would like to have the look our town center it is something since the 2006 study it is something that the city of Walnut Grove has dreamed towards. I have a very good client that is willing to work with the city and in any way to help work with the ordinances. We have a very good attorney who is willing to work with your attorney to work on those ordinances. We are willing to work with you to help us move forward. We are excited because we know that are sewer issues. We love community support, but we want to come together and work together to get something we know that the city wants and just ask that we can move this on to the Mayor and Council or committee and what we can do to get this moving forward. I know ya'll are waiting for the traffic study and that is important and that is all I have to add. **Commissioner Don Cannon**-One of the things that we have talked about the with the variance if dealing with the water shed and buffers and that sort of things what are ya'll going to do make sure that those sorts of things if we do allow the reduction and elimination of those buffers what are you going to make sure that we don't have issues along those lines? **Bobby Bullard**- Our firm is very familiar with storm water management and run off reduction requirements form the Georgia Storm Water Manual and we plan on providing run off reduction, meeting those water requirement, years and years a go all you had to do was reduce the peak rate and in 2001 you had to have water quality you didn't just release the dirty water and now they have run off reduction where you try to infiltrate the water into the soil. That is what we are planning on doing here. **Bobby Moncrief** – So that is basically a retention pond? **Bobby Bullard**- So there a lot of

different aspects to it, part of it is how you handle the gutters coming off the buildings, you can have disconnected down spouts that run across the grass, believe it or not that makes a huge difference. Then you have a combination of things we call a treatment train sometimes from there it will go to the catch basin and on some of our developments we will have actual water quality treatment at the catch basin and then it goes down into the area which is call the fore bay and it catches the water before it gets into the real sensitive area and the sensitive area is a infiltration system the water which comes into the basin and it infiltrates it into the soil. A lot of that is going to be determined when we get on our soil test, and we are not really in that stage yet. Runoff reduction must infiltrate the soil, and there is a plan the state has adopted, and we will follow that. And as your Cornish Creek overlay and we do appreciate the exemption that was in the ordinance as long as we do not divide the lots and we are not planning on dividing the lots and we also want to make sure that we treat the water. **Commissioner Don Cannon-** You had mentioned sewer earlier and that is something that we have any control over at all, but I was just wondering have ya'll set up your hierarchy as to what areas will receive the sewer availability on what you may have at this point? **Paul Jones-** Well we are still having issues getting the exact amount of sewer that is available. But we are able to work with the volume sewer to do particular phases and soon as we get the availability, we will know what phase to start and what phase can go with what sewer. It is not a project we are planning to do all at one time but in phases with the sewer as it becomes available.

Zoning Administrator Joe Walter This kind of gives ya'll a background on what Mr. Bullard is talked about is called a Blue

Book and the city has adopted that as part of its storm water management policy and anything that comes through the city as for a sight plan review the city would require a hydraulic storm water management report and prepared and reviewed by an engineer for those very things he talked about. There was also some discussion that there might be a whole storm water management pond for the whole rectangle. Each development is going to have to do this preliminary treatment and it is really trying to get the sediment to trap it on sight where it doesn't get into the stream and trying to shave the flow where it is much more manageable. You may not have your staff report from the previous meeting but if you have it look on the bottom of page 6 the conditions that were being suggested if council chose to approve it and planning has the option to send the conditions as forward as well different than what was presented. The first condition is the owner, and the city shall enter into a development agreement to formalize all agreed upon conditions, variance and requirement. That is just a legal document that writes everything down so there are no questions down the road. Page seven # 2 will be designed and constructed in accordance with the master plan approved by the mayor and council as part of the rezoning approval. Minor variations due to engineering constraints will be permitted all sight building, landscaping and lighting and other plans will be approved by the city prior to any permits being issued. to # 3 The development will be able to vary from the requirements from the following manner to allow drive up windows, areas of drive up lanes, allow commercial square footage to exceed the 10,000 sq foot limitation of the PUD district, parking may be reduced upon a traffic and parking study that indicates the in uses any on street parking must meet the criteria

set forth in the land development ordinance if they have submitted a drawing that shows they have sufficient parking we won't need to worry about that. And it was corrected by ordinance to allow shared parking. It is in section 1101 sub-4 & 5. Residential density may exceed units per acre if there is sufficient parking provided for higher density. And this is one of that we talked about at the last meeting the 25 ft transitional buffer may be reduced to 12 ½ feet with a construction of a 6 feet high decorative fence along the property line. If and when the adjoining properties rezone to a non-residential district, then the buffer requirement will be waived. The streets setbacks buffers shall be reduced only if a study is showing a work force along the sub divided property line does not meet the stream criteria described in section nine eleven before the zoning ordinance. That after this is put forward and in review of the ordinance this property meets the criteria set forth in there, so unless something happens in the meantime this will not apply. The PUD conditions for common property ownership outline shall be enforced as a PUD, the developer shall extend the public water along the Walnut Grove Parkway along the entire property frontage and in accordance with Walton County Water Standards that is just getting water from the church all the way around to the culvert under Walnut Grove Parkway that is going south toward the liquor store direction. To phase development into sufficient phases whereby sewer demand does not exceed 12,000 gallons per day per phase to allow sufficient time for the wastewater treatment plant to be expanded. Developer may reserve capacity for the entire project through purchasing compacity at 1.25 times the connection cost for the developer. All exterior elevations shall be submitted to council and mayor for final approval prior to any

building permits being submitted. The developer to widen Walnut Grove Parkway to install additional lane along the entire property frontage to accommodate increased traffic. The layout and configuration of a lane had been agreed upon and included in the development agreement. That condition if the traffic study comes back and it is reviewed and determined to mirror what Mr. Bullard said and I don't doubt that it won't, but we do not have any way of knowing. If it is said a current deceleration lane and turning lane would be sufficient to get traffic safely in and out of there, then I don't know if that is necessary. At some time, there is going to be a major reconstruction of that road to widen it just based on the down the road. Provide enter partial access point and access on the western property lines for future development. Then provide sidewalks on the entire property frontage of Walnut Grove Parkway to include pedestrian connections to the proposed mixed use buildings including curbs, ramps, and crosswalks.

Commissioner Don Cannon- In the beginning for our plans for the Parkway, this is something I have envisioned for a long time. I would certainly recommend to commission that we recommend this to City Council with conditions 1-11 revised. **Commissioner Don Cannon** called for a motion to recommend **Bobby Moncrief** made a motion to approve and **Donnie Tudor** seconded the motion, motion carried.

B. Hall Consulting, INC- Proposal- We have forwarded that to Mayor and Council and there are some questions about how the downtown plan and the proposal would mesh. I am aware that Mayilyn Hall is reviewing that and maybe looking at a proposal as how that would interact.

C. Visioning Committee- We will not have an initial meeting; we have not done anything yet as far as scheduling that.

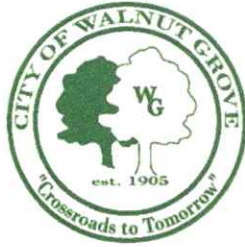
VIII. New Business- None

IX. Discussion Items- None

X. Commissioners Comments- Everyone is excited.

XI. Adjourn- Bobby Moncrief made a motion to adjourn, seconded.

By Donnie Tudor, all signified by standing to there feet.



September 20, 2023

Walnut Grove Planning Commission
2581 Leone Avenue
Walnut Grove, Ga 30052

Re: Reconsideration of Proposed Amendments to the 2012 Zoning Ordinance for the City of Walnut Grove related to Article III (Definitions) and Article IX (Table of Uses); Other

Commission Members:

You all considered several proposed text amendments related to manufactured housing back at your March 16th meeting and sent forth a recommendation to the City Council. The amendments were discussed at several Council meetings and work sessions; however, the Council did not take any action but to send them back to the Planning Commission for additional discussion. The Council also sent back the map amendment (R-2 to R-3) for the Forest Glen Mobile Home Subdivision property. Some items of note between April and September

- During the Council discussions, there were some suggestions raised by Council regarding lowering the minimum house size in the R-3 district to under 1,000 square feet to encourage tiny houses as an alternative to a manufactured dwellings. I have attached a Tiny House fact sheet from the Department of Community Affairs to this letter and will bring other examples of tiny house codes with me.
- The Georgia General Assembly passed Senate Bill 213 amending the Official Code of Georgia to add a new Section 36-66-7, which reads as follows:
 - (a) As used in this Code section, the term:
 - (1) 'Manufactured home' has the same meaning as provided in Code Section 8-2-131.
 - (2) 'Mobile home' has the same meaning as provided in Code Section 8-2-131.
 - (3) 'New home' means a manufactured home or mobile home that is purchased from either the original manufacturer or a dealer in the ordinary course of such dealer's business and has never been titled or previously occupied.
 - (4) 'Single-family dwelling' means a manufactured home or mobile home used as a single-family residence.
 - (b) Notwithstanding any other provision of this chapter, when there is a replacement of a preexisting manufactured home or mobile home with a new home within a manufactured home community or mobile home park, or on any other residential land, a local government shall not adopt or enforce any zoning decision or zoning ordinance, or any other regulation or restriction, or impose any conditions on the new home, the property upon which the

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home sits, or the owner's property that were not required of the preexisting home, home site, or property, that would prevent the continuance of the property owner's lawful nonconforming use that had existed relating to the preexisting home, the property upon which the home sat, or the owner's property.

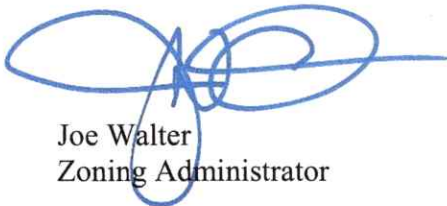
- (c) The provisions of subsection (b) of this Code section shall not apply if:
- (1) A discontinuance is necessary for the safety of life or property;
 - (2) The nonconforming use has been discontinued for the period of time established by ordinance which shall not be less than 12 months, unless such discontinuance is caused by circumstances outside the control of the property owner;
 - (3) The replacement home would result in a change from the lawful nonconforming use as a single-family dwelling to any other type of dwelling; or
 - (4) The replacement home results in an obstruction to a shared driveway or shared sidewalk providing vehicular or pedestrian access to other homes and uses, unless the property owner makes modifications to such shared driveway or shared sidewalk that extinguishes such obstruction or the effects of such obstruction."

NOTE - This law went into effect on July 1, 2023.

- The Council debated whether or not the Forest Glen map amendment would be needed given the passage of this bill. The Planning Commission needs to discuss this in more detail. I am of the opinion that the map amendment is still needed because manufactured houses and industrialized buildings (modular homes) are only allowed in the R-3 district by right, so there will still be issues about non-conformance unless the subdivision's zoning is changed from R-2 to R-3.
- I have included the draft of the proposed text amendments we discussed back in March for your review.

Please let me know if you have any questions.

Sincerely,



Joe Walter
Zoning Administrator

Attachment: Proposed Text amendments
Tiny House Fact Sheet

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PROPOSED TEXT AMENDMENTS FROM 3/16/2023 PLANNING COMMISSION MEETING

PROPOSED AMENDMENTS TO ARTICLE III

42. Dwelling, Single-Family. A dwelling containing one and only one dwelling unit, detached, with a minimum roof pitch greater than ~~4~~ **5**:12, and a roof overhang of at least ~~one foot~~ **eight (8) inches** measured from the vertical side.
62. Industrialized Home. A dwelling unit manufactured per the Industrialized Building Act (O.C.G.A. § 8-2-1 et seq.), and the Rules of the Commissioner of the Georgia DCA issued pursuant thereto, and meeting the following development standards:
- a) A minimum width ~~in excess~~ of twenty-eight (28) feet.
 - b) A minimum roof pitch of ~~4~~ **5**:12, which means having a pitch equal to at least ~~five~~ **four** inches of vertical height for every twelve inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
 - c) A minimum roof overhang of ~~eight~~ **12** inches is required. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials.
 - d) Exterior siding consisting of wood, hardboard, vinyl, brick, masonry, or stone, comparable in composition, appearance, and durability to the exterior siding commonly used in site dwellings.
 - e) A curtain wall, un-pierced except for required ventilation and access, must be installed so that it encloses the area located under the home to the ground level. Such a wall shall have a minimum thickness of four (4) inches and shall be constructed of masonry or similar material as approved by the Zoning Administrator.
 - f) The dwelling must be placed on a permanent foundation, either slab or pier, which meets the requirement of the Building Code. In addition, the dwelling shall be completely underpinned with masonry, stone, or other similar materials manufactured for the purpose of underpinning as approved by the Zoning Administrator. Installation shall be in accordance with the Rules and Regulations for Manufactured Homes made and promulgated by the Georgia Safety Fire Commissioner and shall be completed prior to permanent electrical service.
 - g) Utility meters must be mounted to the structure rather than on a utility pole, and all axles, tongues, and transporting and towing apparatus must be removed before occupancy.
 - h) A landing must be installed at each doorway. The minimum size of the landing shall be four feet by six feet (excluding steps) at each doorway. The structure must include steps which lead to ground level, and both landing and steps must meet the requirements of the Building Code.
 - i) The dwelling must be installed in accordance with O.C.G.A. § 8-2-110 et seq., and the rules promulgated thereunder.
77. Manufactured Home. A dwelling unit, meeting the definition of "manufactured home" contained in O.C.G.A. § 8-2-160, fabricated in an off-site facility for installation or assembly at the building site, bearing a label certifying it is constructed in compliance with the Federal Manufactured Home Construction and

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Safety Standards Act, 42 U.S.C. § 5401 et seq., and meeting the following development standards, rendering it a Type A Manufactured Home:

- a) A minimum width ~~in excess~~ of twenty-eight (28) feet.
- b) A minimum roof pitch of ~~4~~ **5**:12, which means having a pitch equal to at least ~~five~~ **four** inches of vertical height for every twelve inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
- c) A minimum roof overhang of ~~eight~~ **8** 1/2 inches is required. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials.
- d) Exterior siding consisting of wood, hardboard, vinyl, brick, masonry, stone, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in site-built dwellings.
- e) A curtain wall, un-pierced except for required ventilation and access, must be installed so that it encloses the area located under the home to the ground level. Such a wall shall have a minimum thickness of four (4) inches and shall be constructed of masonry or similar material as approved by the Zoning Administrator.
- f) The dwelling must be placed on a permanent foundation, either slab or pier, which meets the requirement of the Building Code. In addition, the dwelling shall be completely underpinned with masonry, stone, or other similar materials manufactured for the purpose of underpinning as approved by the Zoning Administrator. Installation shall be in accordance with the Rules and Regulations for Manufactured Homes made and promulgated by the Georgia Safety Fire Commissioner and shall be completed prior to permanent electrical service.
- g) Utility meters must be mounted to the structure rather than on a utility pole, and all axles, tongues, and transporting and towing apparatus must be removed before occupancy.
- h) A landing must be installed at each outside doorway. The minimum size of the landing shall be four feet by six feet (excluding steps) at each doorway. The structure must include steps which lead to ground level, and both landing and steps must meet the requirements of the Building Code.
- i) The dwelling must be installed in accordance with O.C.G.A. § 8-2-160 et seq., and the rules promulgated thereunder.

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PROPOSED AMENDMENTS TO ARTICLE IX (TABLE OF USES)

DISTRICT	SPACE DIMENSIONS								MAXIMUM LIMITATIONS	
	Area (sq. ft.)	Area per Dwelling Unit (Sq. ft.)	Minimum Dwelling Unit Size (Sq.ft.)	Minimum Width (ft.)	Setback from Right of Way (ft.)		Minimum Side Yard (ft.)	Minimum Rear Yard (ft.)	Height (Stories)	
					Major Road	Interior Street				
AG	130,680 (3 ac.) ^[1]		2,000	200	60	50	25 ^[4]	25	3	
R-1	40,000 (0.92 ac.) ^[1]		1,800	125	45	35	15 ^[4]	20	2	
R-2	20,000 (0.46 ac.)		1,800	100	45	35	15 ^[4]	20	2	
R-3	15,000 ^[1] (0.34 ac)		1,000/ 1,400 ^[5] 1,800 ^[5]	100	45	35	15 ^[4]	20	2	
PUD	10 acres	See Section 906		100	See Section 906					
	Area (sq. ft.)	Max Area per Structure (Sq. ft.)	Minimum Structure Size (Sq.ft.)	Minimum Width (ft.)	Setback from Right of Way (ft.)		Minimum Side Yard (ft.)	Minimum Rear Yard (ft.)	Height (Stories)	Max. Lot Coverage ^[2]
					Major Road	Interior Street				
OI	None	None	1,000	60	50	25	10 ^[4]	15	2	40%
C-1 ^[6]	6,000	10,000 ^[3]	1,000	50	50	25	10 ^[4]	15	2	45%
C-2	None	None	1,000	50	50	25	None ^[4]	15	3	45%
M-1	9,000	None	None	None	100	50	30 ^[4]	15 ^[4]	3	35%

Notes

[1] All of said required acreage must be contiguous, not surrounded by any flood area, and must be above flood elevation. All dwelling units must have located on the subject property a garage containing no less than 420 s.f. and designed to contain no less than two automobiles.

[2] Includes principal and accessory buildings but not pavement areas.

[3] No portion of any lot which is flooded by a 100-year recurrence interval storm event may be counted as part of the required minimum lot area.

[4] Buffer zones are required along the side and rear yard where an Office-Institutional, business, or manufacturing use abuts a residential district and where a multi-family use abuts a single-family residential district. SEE SECTION 1204

[5] 1,000 square feet of minimum floor area are required for each unit of a duplex unit; ~~1,400~~ 1,800 square feet are required for a single family dwelling, manufactured home or industrialized dwelling.

[6] C-1 District is intended for small commercial (neighborhood) uses. Larger commercial building and uses are intended for the C-2 Zoning District.

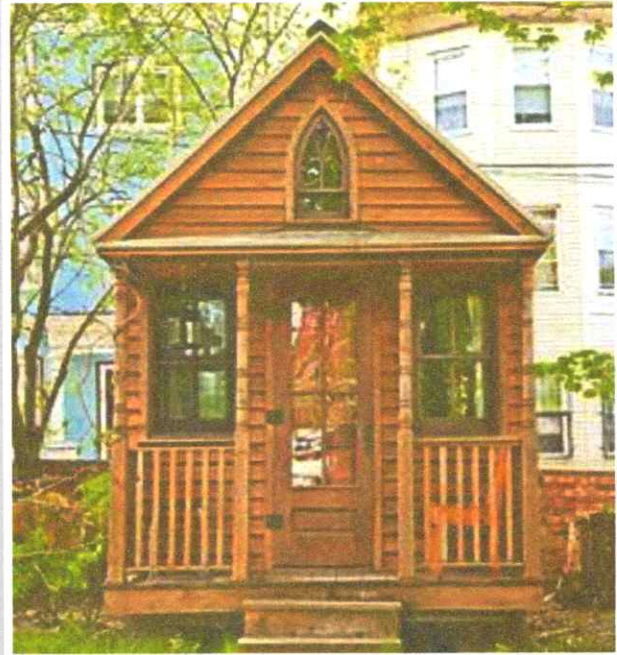


Overview

"Tiny houses" have received a lot of attention and interest in recent years. A tiny house is typically defined as a single-family home, generally 400 square feet or less, excluding lofts. Tiny homes are built in different ways, and it is important to identify which types of tiny homes fall within the scope and application of building codes. The four types of tiny homes are:

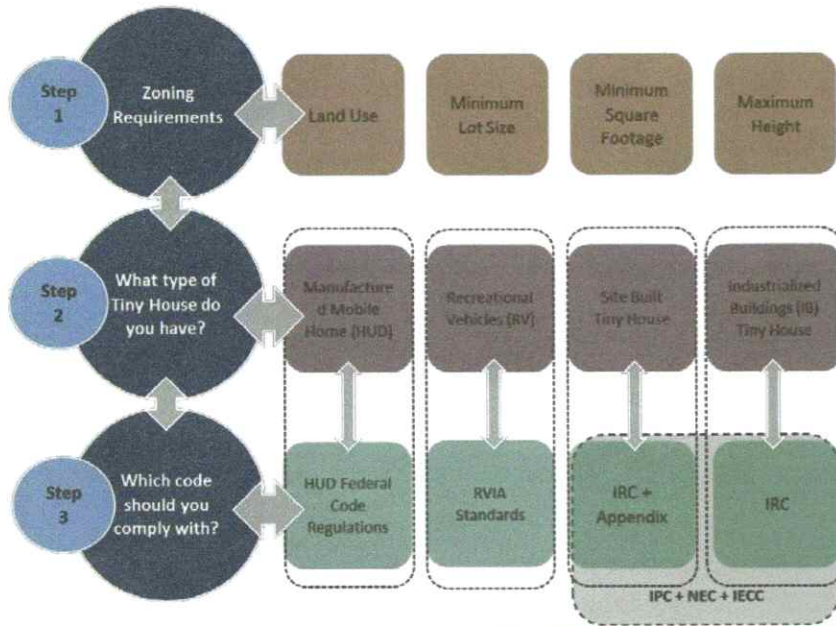
1. **Recreational vehicles**
2. **Manufactured (mobile) homes**
3. **Residential (modular) Industrialized Buildings**
4. **Site-built dwellings**

Regulations for each of these four types may vary, but generally, the state's building codes only apply to tiny homes that are modular dwellings and site-built dwellings. Recreational vehicles and manufactured homes are not regulated by building codes but fall under other HUD and other industry standards.



Zoning Requirements

Tiny houses, like all other houses and recreational vehicles, are subject the zoning requirements of local governments which vary widely by jurisdiction. Some aspects typically regulated by local zoning laws include: land use, location, height, width, type of foundation, number of stories, and minimum size of lots and buildings. It therefore becomes an important first step for the builder and prospective tiny home owner to obtain permission from the local government to site the tiny home within their jurisdiction.



Which Codes Apply?

The following codes apply for tiny houses:

- *International Residential Code (IRC), 2012 edition with Georgia Amendments*
- *International Plumbing Code (IPC), 2012 edition with Georgia Amendments*
- *International Energy Efficiency Code (IECC) 2009 edition with Georgia Amendments*
- *National Electrical Code (NEC) 2017 edition*

Some of the code-related issues that might affect the design and construction of tiny homes are:

- Room Size and Dimension
- Lofts
- Headroom
- Means of Escape
- Egress Width
- Stairs

In order to help address these concerns, the 2012 IRC has been amended to change the minimum habitable room size from 120 sf to 70 sf and add a new Appendix for Tiny House Construction. However, the Appendix must be adopted locally to be enforced. Copies of these amendments are available at

<http://www.dca.state.ga.us/development/constructi oncodes/programs/codeamendments.asp>

Application of Building Codes

Tiny homes are dwelling units and therefore they are subject to the same building code regulations as any other traditional site-built or stick-built home. A dwelling is defined as a building provided with permanent provisions for sleeping, cooking, eating, living, and sanitation.



Recreational Vehicles

A recreational vehicle (RV) is a motor home, travel trailer, truck camper or camping trailer designed for recreational or emergency human habitation. RVs must comply with the American National Standards Institute (ANSI) *A119.2 Standard on Recreational Vehicles*. They are intended for recreational or seasonal use only.

Tiny homes that are built on a utility trailer chassis with wheels are often referred to as Tiny Homes on Wheels (THOWs). Remaining in a mobile-ready state, they are wheeled vehicles which do not fall within the scope of state's building codes. THOW's are typically classified as recreational vehicles or park models.

A park model is a vehicular-type unit with a floor area of 400 square feet or less. They are factory built to meet the *ANSI A119.5, Park Model Recreational Vehicle Standard*. Park models can be semi or permanently sited. The Recreational Vehicle Industry Association (RVIA) issues an insignia for compliant RVs and park models.

Siting of RVs, Park Models and THOWs is regulated and controlled by local planning and zoning ordinances. The Georgia Department of Transportation (GDOT) regulates RVs as vehicles for title and licensing purposes through your county vehicle licensing agency. For questions about the RV and Park model standards, contact the Recreational Vehicle Industry Association at (703) 620-6003 or visit their webpage at <http://www.rvia.org/>

Residential Industrialized (Modular) Buildings

A residential industrialized (modular) building is defined as a dwelling unit designed and constructed to comply with the Georgia State Residential Code and is fabricated or assembled wholly or in part in a manufacturing facility and cannot be inspected at the installation site without disassembly, damage to, or destruction thereof.

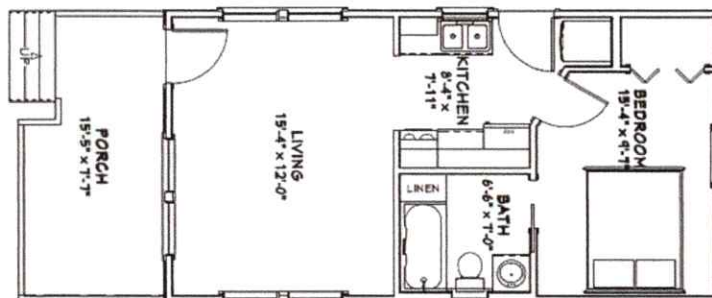
They cannot contain a permanent metal chassis and shall be affixed to permanent load-bearing foundation.

Residential industrialized (modular) buildings are built to the same code requirements as stick-built homes.

Every industrialized building (IB) is fully inspected during the open construction phase in the factory by independent third party agencies. Upon completion, a DCA insignia is affixed to each module or unit which certifies it complies with the state's construction codes and rules for its intended application and use. However, local governments retain full control over all matters relating to a building's installation at a site, including subdivision controls, zoning issues, site grading, foundation installations and utility hook-ups.

For questions about modular buildings, contact the DCA IB Program Office at (404) 679-3118 or visit: <http://www.dca.state.ga.us/development/constructioncodes/programs/industrialized.asp>.

Tiny House Generic Floor Plan



Manufactured (Mobile) Homes

Manufactured (mobile) homes are factory built on a metal chassis which complies with the HUD federal code regulations. All manufactured homes must meet the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401. Manufactured homes are not regulated by the building codes.

For questions about HUD manufactured (mobile) homes, contact the State Fire Marshal's Office, Manufactured Housing Division, at (404) 565-9498 or visit www.gainsurance.org/FireMarshal?ManufacturedHousing.aspx

Site-Built Dwellings

Site-built or stick-built dwellings are residential buildings or structures that are built on the construction site. Typically, they are built on permanent foundations and are not designed or intended to be moved or relocated.

All site-built or stick-built dwellings must comply with the current International Residential Code (IRC) for One and Two Family Dwellings and must be constructed by a State Licensed Contractor. When approved by the local government, tiny houses on permanent foundations and must be constructed by state licensed contractors where required by state law.

For questions about site-built dwellings, contact the Construction Codes Office at (404) 679-3118 or visit: <http://www.dca.state.ga.us/development/constructioncodes/programs/industrialized.asp>.