



February 21, 2022

Walnut Grove Planning Commission  
c/o Mr. Don Cannon, Chairman  
2581 Leone Avenue  
Walnut Grove, Ga 30052

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

Commission Members:

The City of Walnut Grove has been discussing amending the Zoning Ordinance to permit the manufactured housing in the Forest Glen Subdivision to be replaced and improved without having to a variance for house size, house width, roof pitch or other factors. R-3 is the only zoning district in the City which allows manufactured housing or industrialized homes (modular houses). The following amendments will be heard in conjunction with a map amendment to rezone Forest Glen Subdivision from R-2 to R-3. The following are specific items to be amended to accommodate this request:

Roof Pitch - Currently, all new dwellings in Walnut Grove, whether site built or manufactured, must have a minimum pitch of 5:12 and twelve inch overhangs on all roofs. A 5:12 pitch for a manufactured house would require the roof to be hinged for transport and the roof is unfolded and set up on site. A 4:12 pitch would allow for shingled roofs and a better appearance, but would also allow the roof to be fabricated at the factory at the proper pitch and transported without any modifications on site.

*Proposed Fix – Amend Article III (Definitions) for Dwelling, Single Family, Industrialized Home and Manufactured Home to reduce the minimum roof pitch (See Exhibit A).*

Roof Overhangs – The current requirement for a roof overhang is 12”. A 12” overhang is not a standard feature on a manufactured dwelling. Reducing the requirement to 8” would allow more flexibility in the dwelling design but also keep the cost reasonable while providing protection against sun and rain.

*Proposed Fix – Amend Article III (Definitions) for Dwelling, Single Family, Industrialized Home and Manufactured Home to reduce the minimum roof overhang from 12” to 8”(See Exhibit A).*

Minimum Width for Industrialized Homes and Manufactured Homes – Currently, the definitions for these two dwellings require a minimum width in excess of 28 feet, which would require 32’ wide dwellings, which poses problems with lot placement and affordability.

*Proposed Fix – Amend Article III (Definitions) for Dwelling, Single Family, Industrialized Home and Manufactured Home to remove the words “in excess of” to permit a 28’ wide industrialized or manufactured dwelling.*

Minimum Dwelling Size in R-3 – The current minimum dwelling size in the R-3 district is 1,800 square feet, which is the same minimum square footage as the R-1 and R-2 districts. In order to meet the minimum square footage, a manufactured home would need to be a 32’ by 56’ double wide, given the current requirement for dwellings in excess of 28’ in width. Due to the small size of many of the lots in the Forest Glen Subdivision, variances would be needed for setbacks. Additionally, the larger double wide units are out of the price range of many of the residents in the community. Reducing the minimum square footage would permit a 28’ by 50’ unit, which would fit on the lot without a need for a setback variance in most cases.

*Proposed Fix – Amend Article IX (Table of Uses) to reduce the minimum dwelling size in the R-3 district from 1,800 to 1,400 square feet (See Exhibit A).*

These items have been discussed for several meetings, but these amendments will be discussed in a public hearing setting and formally recommended to the City Council at your March 16, 2023 meeting. Please let me know if you have any questions.

Sincerely,



Joe Walter  
Zoning Administrator

Attachment: Exhibit A

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## EXHIBIT A

### 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~~ **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, 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 Safety Standards Act, 42 U.S.C. § 5401 et seq., and meeting the following development standards,

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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~~ **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, 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<br>(3 ac.) <sup>[1]</sup>   |                                  | 2,000  | 200                 | 60                              | 50              | 25 <sup>[4]</sup>       | 25                       | 3                   |                                  |
| R-1  | 40,000<br>(0.92 ac.) <sup>[1]</sup> |                                  | 1,800  | 125                 | 45                              | 35              | 15 <sup>[4]</sup>       | 20                       | 2                   |                                  |
| R-2  | 20,000<br>(0.46 ac.)                |                                  | 1,800  | 100                 | 45                              | 35              | 15 <sup>[4]</sup>       | 20                       | 2                   |                                  |
| R-3  | 15,000 <sup>[1]</sup><br>(0.34 ac)  |                                  | 1,000/<br><b>1,400</b> <sup>[5]</sup><br><del>1,800</del> <sup>[5]</sup> | 100                 | 45                              | 35              | 15 <sup>[4]</sup>       | 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 <sup>[2]</sup> |
|  |                                     |                                  |  |                     | Major Road                      | Interior Street |                         |                          |                     |                                  |
| OI   | None                                | None                             | 1,000  | 60                  | 50                              | 25              | 10 <sup>[4]</sup>       | 15                       | 2                   | 40%                              |
| C-1 <sup>[6]</sup>   | 6,000                               | 10,000 <sup>[3]</sup>            | 1,000  | 50                  | 50                              | 25              | 10 <sup>[4]</sup>       | 15                       | 2                   | 45%                              |
| C-2  | None                                | None                             | 1,000  | 50                  | 50                              | 25              | None <sup>[4]</sup>     | 15                       | 3                   | 45%                              |
| M-1  | 9,000                               | None                             | None   | None                | 100                             | 50              | 30 <sup>[4]</sup>       | 15 <sup>[4]</sup>        | 3                   | 35%                              |
| <b>Notes</b>   |                                     |                                  |  |                     |                                 |                 |                         |                          |                     |                                  |
| [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; <b>1,400</b> <del>1,800</del> 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.   |                                     |                                  |  |                     |                                 |                 |                         |                          |                     |                                  |