

SOUTHERN GEORGIA REGIONAL COMMISSION**MODEL ORDINANCE
FOR THE DEVELOPMENT OF TINY HOUSES****RESOLUTION****ORDINANCE No. _____
PROVIDING REGULATIONS FOR TINY HOUSES**

WHEREAS, [local government] is permitted by Georgia state law to exercise zoning powers, pursuant to Title 36, Chapter 66, Official Code of Georgia Annotated, as amended;

NOW, THEREFORE, BE IT ORDAINED that the [Mayor and Council/Board of County Commissioners] of [local government], hereby adopts the following provisions:

**Chapter/Article/Division _____
TINY HOUSES****1. Purpose**

An ordinance of [local government], providing definitions relating to tiny houses and standards to guide the development of tiny houses to protect the public health, safety, and welfare and avoid significant impacts on resources and adjacent uses.

By enacting this ordinance, it is the intent of [local government] to:

1. The purpose of the T-H Ordinance is to provide for single-family detached residences with a smaller square footage floor plan allowed.
2. Encourage the utilization of tiny houses, to the extent possible, in areas where any potential adverse effects on the community will be minimized.
3. Encourage the utilization of established public infrastructure for the development of tiny houses.

2. **Definitions**

Tiny House. A single-family home, 400 square feet or less, excluding lofts and are subject to zoning requirements.

Residential Modular Building. A dwelling unit designed and constructed to comply with the Georgia State Residential Code.

Site-Built Residential Dwelling (Stick-Built). Residential buildings or structures that are built on the construction site and not designed or intended to be moved or relocated. Site-Built dwellings shall meet the following codes: International Residential Code (IRC), with Georgia Amendments; International Plumbing Codes (IPC), with Georgia Amendments; International Energy Efficiency Code (IECC) with Georgia Amendments; and the National Electrical Code (NEC).

Tiny House on Wheels (THOW). A manufactured mobile home which is intended as a full-time residence or year-round rental property and meets standards required by HUD.

3. **Applicability**

- 3.1. This ordinance shall apply to all tiny houses installed, constructed, or modified after the effective date of this Ordinance.
- 3.2. Tiny Houses in place before the effective date of this ordinance shall not be required to meet the requirements of this ordinance unless replacement, alteration, or expansion of home thereon is requested.
- 3.3 All tiny houses shall be designed, erected, and installed be following applicable local, State, and Federal codes, regulations, and standards.

4. **Standards for Tiny Houses**

Standards for Specific Uses and Activities for Site-Built, Residential (Modular) Industrialized Buildings, and Manufactured Mobile Homes.

- 4.1. No tiny house may be erected or installed without prior approval and shall meet all requirements of the state's building codes.
- 4.2. A Tiny House may be used as a Principal Dwelling with a Conditional Use Permit in the (list districts here) Zoning Districts, with less density when approved as a Special Use Permit or as an Accessory Dwelling Unit (see Section _____), and shall meet all development standards within that zoning district.
- 4.3 A site-built and residential (modular) industrialized buildings tiny home shall meet the Design Standards for Single-Family Residential except for the minimum horizontal

dimension of twenty-four (24) feet or required garage if having no more than one (1) dedicated sleeping area. A manufactured tiny home shall meet HUD and other industry requirements.

- 4.4. A Tiny House shall have the following:
- a. Dedicated kitchen area with a sink, cooking appliance, refrigerator, and clear working space of not less than thirty (30) linear inches.
 - b. Separate bathroom with a toilet, lavatory, and shower or bathtub.
 - c. A separate closet.
- 4.5. Construction plans shall meet all City/County Building Code and be required to be placed on a permanent foundation and hooked up to an approved sewage disposal system, potable water service and, electrical service.
- 4.6. All light, ventilation, and life safety requirements shall be met.

5. **Application and Approval**

- 5.1. No tiny house may be erected or installed without a conditional use permit or special use permit.
- 5.2. To obtain approval for the construction or installation of a tiny house, the applicant shall provide the following information to the Zoning Administrator:
1. One copy of typical specifications for proposed structures, including a description of design characteristics and material.
 2. Certification that the tiny house meets all applicable codes for the site-built residential or manufactured home.
 3. If the applicant is not the site owner, written notarized authorization from the site owner for the application.
 4. An analysis showing the potential visual and aesthetic impacts on adjacent properties.
 5. Additional information required by the Zoning Administrator for a determination that all applicable zoning regulations are met.
- 5.3. If a tiny house is permitted by Special Exception, the Standards for Special Exception Review, per Section _____ of the Zoning Ordinance, shall apply. In addition to all the information required for Special Exception application, the applicant shall also provide all the information required under Section ____, above. The local government shall not take final action on the application until it has received a recommendation from the Planning Commission.

6. **Appeal**

6.1. If the owner of a tiny house is found to violate the provisions of this Ordinance, appeals should be made in accordance with the established procedures of the local government code.

7. **Effectiveness, Interpretation, Separability**

7.1. This Ordinance shall become effective immediately upon its adoption.

7.2. All other portions, parts and provisions of the Zoning Ordinance of [local government], as heretofore enacted and amended, shall remain in force and effect.

7.3. All Ordinances, or parts of Ordinances, in conflict herewith are replaced.

7.4. If any parts of this Ordinance conflicts with any other applicable federal, state, or local regulation, the more restrictive regulation shall control.

7.5. If any section, clause, portion or provision of this Ordinance is found unconstitutional, such invalidity shall not affect any other portion of this Ordinance.

This ordinance shall take effect on _____.

Adopted this _____ day of _____, 20__.

(Mayor/Commission Chairman)

Attest:

Clerk
(AFFIX SEAL)