



TO: Mayor and City Council

PREPARED BY: Tre'Jon Singletary, Sr. Planner
Planning and Zoning Department

SUBJECT: Text Modification (TMOD23-007) Micro Home Community (MHC)

ADDRESS: City-Wide

MEETING DATES: **December 11, 2023** (Work Session) | **December 14, 2023** (CPIM) | **January 2, 2024** (PC) | **January 22, 2024** (MCC) | **February 12, 2024** (Work Session) | **February 26, 2024** (MCC)

Summary: An amendment to Stonecrest Ordinance Chapter 27 to allow for Micro Home Communities in the City of Stonecrest. Currently, the zoning ordinance does not allow the construction of homes under 800 square feet. The approved text amendments would allow the construction of micro homes between 400 and 800 square in certain residential zoning districts.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval with four (4) modifications;

1. Remove the requirement of the HOA to provide maintenance of streets and drainage;
2. Decrease required parking spaces from 1.5 spaces per dwelling unit to 1 space per dwelling;
3. Include a mandatory overflow parking area for guests parking etc.; and
4. Include a minimum of two (2) access points (ingress and egress) for all MHCs.

TMOD 23-007 Micro Home Community (MHC) STONECREST ZONING ORDINANCE UPDATE

Revision to the Zoning Ordinance, Chapter 27

ARTICLE 2. – DISTRICT REGULATIONS

DIVISION 15. – HR-1 (HIGH DENSITY RESIDENTIAL-1) DISTRICT

Sec. 2.15.2. – Permitted and special land uses.

Current	Proposed
<p>A. Permitted Uses. The following uses are permitted as of right under this Code:</p> <p>2. Residential.</p> <p>a. Boarding/rooming house.</p> <p>b. Dwelling, apartment.</p> <p>c. Dwelling, cottage home; see section 4.2.</p> <p>d. Dwelling, multifamily.</p> <p>e. Dwelling, single-family (attached).</p> <p>f. Dwelling, single-family (detached).</p> <p>g. Dwelling; three family.</p>	<p>A. Permitted Uses. The following uses are permitted as of right under this Code:</p> <p>2. Residential.</p>

<ul style="list-style-type: none"> h. Dwelling, townhouse; see section 4.2. i. Dwelling, two-family. j. Dwelling, urban single-family; see section 4.2. k. Fraternity house or sorority house. l. Live/work unit; see section 4.2. 	<p>m. Micro Home Community</p>
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DIVISION 16. – HR-2 (HIGH DENSITY RESIDENTIAL-2) DISTRICT

Sec. 2.16.2. – Permitted and special land uses.

Current	Proposed
<p>A. Permitted Uses. The following uses are permitted as of right under this Code:</p> <p>2. Residential.</p> <ul style="list-style-type: none"> a. Boarding/rooming house. b. Dwelling, apartment. c. Dwelling, cottage home; see section 4.2. d. Dwelling, multifamily. 	<p>A. Permitted Uses. The following uses are permitted as of right under this Code:</p> <p>2. Residential.</p>

<ul style="list-style-type: none"> e. Dwelling, single-family (attached). f. Dwelling, single-family (detached). g. Dwelling; three family. h. Dwelling, townhouse; see section 4.2. i. Dwelling, two-family. j. Dwelling, urban single-family; see section 4.2. k. Fraternity house or sorority house. l. Live/work unit; see section 4.2. 	<p>m. Micro Home Community</p>
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DIVISION 17. – HR-3 (HIGH DENSITY RESIDENTIAL-3) DISTRICT

Sec. 2.17.2. – Permitted and special land uses.

Current	Proposed
<p>A. Permitted Uses. The following uses are permitted as of right under this Code:</p> <p>2. Residential.</p> <ul style="list-style-type: none"> a. Boarding/rooming house. b. Dwelling, apartment. 	<p>A. Permitted Uses. The following uses are permitted as of right under this Code:</p>

<ul style="list-style-type: none">c. Dwelling, cottage home; see section 4.2.d. Dwelling, multifamily.e. Dwelling, single-family (attached).f. Dwelling, single-family (detached).g. Dwelling; three family.h. Dwelling, townhouse; see section 4.2.i. Dwelling, two-family.j. Dwelling, urban single-family; see section 4.2.k. Fraternity house or sorority house.l. Live/work unit; see section 4.2.	<p>m. Micro Home Community</p>
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ARTICLE 3. – OVERLAY DISTRICT REGULATIONS

DIVISION 1. – OVERLAY DISTRICTS

Sec. 3.1.6. Overlay use table.

Table 3.1 Overlay Use											
Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	
<p>"Key: P—Permitted use Pa—Permitted as an accessory Use SA—Special administrative permit required SP—Special Land Use Permit (SLUP) required X—Prohibited Use</p> <p>*If Blank, check underlying zoning use table (4.1.3) *</p> <p>* Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"</p>	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		See Section 4.2
RESIDENTIAL											
Dwellings											

Micro Home Community (MHC)	X					X	X	X	X	X	✓
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DIVISION 4. – ARABIA MOUNTAIN CONSERVATION OVERLAY DISTRICT

Sec. 3.4.5. – Principal uses and principal structures.

Current	Proposed
<p>B. Prohibited uses. The following principal uses of land and structures shall be prohibited within the AMCOD:</p> <ol style="list-style-type: none"> 1. Sexually-oriented businesses. 2. Drive-in Theater. 3. Fairground or Amusement Park. 4. Swimming pools as part of a commercial Recreation, Outdoor use or Recreation club; but not including swimming pools incidental to Open space, clubhouse or pool amenity. 5. Coliseum or stadium, except for outdoor Concert Halls. 6. Nightclub or late night establishment. 7. Outdoor storage, mini-warehouses, and storage buildings. 8. Pawn shops. 9. Mortuary or Crematorium. 	<p>B. Prohibited uses. The following principal uses of land and structures shall be prohibited within the AMCOD:</p>

<p>10. Alcohol Outlets.</p> <p>11. Salvage yards and junk yards.</p> <p>12. Motel or Extended Stay Motel.</p> <p>13. Shelter for homeless persons.</p> <p>14. Transitional housing facility.</p> <p>15. Fuel Dealers, Fuel Pumps and Accessory Fuel Pumps.</p> <p>16. Automobile and truck rental and leasing, Automobile brokerage, Automobile mall, Automobile recovery and storage, Automobile rental and leasing, Automobile repair and maintenance, major, Automobile repair and maintenance, minor, Automobile sales, Automobile service station, Automobile upholstery shop, Automobile wash/wax service, Recreational vehicle, boat and trailer sales and service, Freight service, Transportation equipment and storage or maintenance (vehicle), and Vehicle storage yard.</p> <p>17. Commercial parking garage/structure; Commercial parking lots.</p> <p>18. Convenience store.</p>	
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<p>19. Drive-through facilities.</p> <p>20. Personal service establishments.</p> <p>21. Check cashing facility.</p> <p>22. Heavy equipment storage.</p> <p>23. Truck stops.</p> <p>24. Warehouses.</p> <p>25. Solid waste disposal, Private industry solid waste disposal facility.</p> <p>26. Bus station or terminal.</p> <p>27. Ambulance service facility, Private ambulance service, Dispatch office.</p>	<p>28. Micro Home Community</p>
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DIVISION 5. – STONECREST AREA OVERLAY DISTRICT

Sec. 3.5.13. – High-rise mixed-use zone (Tier I Zone).

Current	Proposed
<p>B. Prohibited uses. The following principal uses of land and structures are prohibited in Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:</p> <ol style="list-style-type: none"> 1. Kennels. 2. Tire retreading and recapping. 3. Sexually oriented businesses. 4. Reserved 5. Outdoor amusement services facilities. 	<p>B. Prohibited uses. The following principal uses of land and structures are prohibited in Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:</p> <ol style="list-style-type: none"> 4. Reserved Micro Home Community

<p>6. Outdoor storage.</p> <p>7. Farm equipment and supplies sales establishment.</p> <p>8. Repair, small household appliance.</p> <p>9. Hotel/motel.</p> <p>10. Automobile sales.</p> <p>11. Flea Markets</p> <p>12. Automobile title loan establishments.</p> <p>13. Pawn shops.</p> <p>14. Package stores, except package stores located in mixed-use buildings with at least three stories and one non-retail use, and the package store cannot exceed 25 percent of the total heated floor area of the building</p> <p>15. Salvage yards.</p> <p>16. Self-storage facilities. Except multi-story climate controlled self-storage facilities, with a minimum of three stories, located at least 1,500 feet from another self-storage facility subject to the following conditions:</p> <p>a. No storage units can be accessible from interior corridors, no outside</p>	
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<p>storage of any kind allowed, including vehicle leasing;</p> <p>a. All buildings must contain fenestration or. architectural treatments that appear like fenestration;</p> <p>b. Storage units may not be used for commercial, residential or industrial uses.</p> <p>17. Gasoline service stations.</p> <p>18. Automobile repair and maintenance, major.</p> <p>19. Automobile and truck rental and leasing.</p> <p>20. Commercial parking lots.</p> <p>21. Automobile wash/wax service.</p> <p>22. Check cashing facility.</p> <p>23. Automobile emission testing facilities.</p> <p>24. Small box discount stores.</p> <p>29. Bus station or terminal.</p>	
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30. Ambulance service facility, Private ambulance service, Dispatch office.	
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Sec. 3.5.15.3. – Viewshed zone (Tier VI).

Current	Proposed
D. Prohibited uses. The following principal uses of land and structures are prohibited in Tier VI: Viewshed Zone: 1. Sexually oriented businesses. 2. Pawn shops. 3. Package stores. 4. Check cashing facility.	D. Prohibited uses. The following principal uses of land and structures are prohibited in Tier VI: Viewshed Zone: 5. Micro Home Community

DIVISION 33. – INTERSTATE 20 CORRIDOR COMPATIBLE USE OVERLAY DISTRICT

Sec. 3.33.6. – Prohibited uses.

Current	Proposed
A. The following principal uses of land and structures are prohibited within the I-20 Corridor Compatible Use Overlay District: 1. Boarding and breeding kennels as a primary use. 2. Storage yard for damaged automobiles or confiscated automobiles. 3. Tire retreading and recapping. 4. Sexually oriented businesses. 5. Reserved	A. The following principal uses of land and structures are prohibited within the I-20 Corridor Compatible Use Overlay District: 5. Reserved Micro Home Community

<p>6. Go-cart concession.</p> <p>7. Outdoor equipment and materials storage.</p> <p>8. Heavy repair shop and trade shop.</p> <p>9. Extended stay motels.</p> <p>10. Used cars sales as a primary use.</p> <p>11. Temporary and/or seasonal outdoor sales.</p> <p>12. Title and pawn shops.</p> <p>13. Liquor stores.</p> <p>14. Night clubs excluded in Tiers 2 and 3.</p> <p>15. Salvage yards/junkyards.</p> <p>16. Automobile, wash/Wax.</p> <p>17. Self-storage.</p> <p>18. Small box discount stores</p>	
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ARTICLE 4. – USE REGULATIONS

Sec. 4.1.3. - Use table.

	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Planning and Zoning Director SP - Special land use permit (SLUP) BLANK = NOT PERMITTED															
Use	R E	R L G	R - 1 0 0	R - 8 5	R - 7 5	R - 6 0	R S M	M R - 1	M R - 2	H R - 1 , 2 , 3	M H P	R N C	O I	O I T	N S	C - 1	C - 2	O D	M	M - 2	M U - 1	M U - 2	M U - 3	M U - 4 , 5	Se e Se cti o n 4. 2	
RESIDENTIAL																										
Dwellings																										
MHC										P																✓

DIVISION 2. – SUPPLEMENTAL USE REGULATIONS

Sec. 4.2.49. RESERVED

Current	Proposed
	<p>Sec. 4.2.49. MICRO HOME COMMUNITY (MHC)</p> <ul style="list-style-type: none">a. Permitted Districts.<ul style="list-style-type: none">a. HR-1, HR-2, and HR-3b. Site Requirements. No other code shall prevail over this section.<ul style="list-style-type: none">a. MHCs shall be on a minimum of two (2) acres of land.b. The minimum building separation is ten (10) feet.c. Minimum setback on all sides shall be twenty (20) feet from property line.c. Courtyard/ Amenities Area.<ul style="list-style-type: none">a. MHCs shall have a minimum of three (3) of the following amenities:<ul style="list-style-type: none">1) Gazebo;2) Swimming Pool;3) Tennis Court;4) Walking Trail;5) Club House;6) Pet-Friendly Amenities;

	<p>7) Children Playground;</p> <p>8) Outdoor Recreational Area (basketball court, soccer field, football field, etc.); and/or</p> <p>9) Any other innovative shared social space.</p> <p>b. The courtyard cannot be parked or driven upon, except for emergency access and permitted temporary events.</p> <p>c. The courtyard shall be located outside of stormwater/detention ponds, wetlands, streams, and lakes, and cannot be located on slopes greater than ten percent.</p> <p>D. Interior Requirements.</p> <p>a. The living space per residential dwelling unit shall be a minimum of four hundred (400) square feet and a maximum of eight hundred (800) square feet, excluding</p>
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	<p>patios, porches, garages, and similar structures.</p> <p>b. A split-level micro home shall include a first floor living space of at least one hundred fifty (150) square feet.</p> <p>c. A micro home shall have the following:</p> <ul style="list-style-type: none">1) Dedicated kitchen area with a sink, cooking appliance, refrigerator, and clear working space of not less than thirty (30) linear inches.2) Separate bathroom with a toilet, lavatory, and shower or bathtub.3) A separate closet.4) At least one habitable room containing an openable window and a closet.5) Ceilings at least 6'8" tall6) Rooms not meant for sleeping are at least 70 square feet. <p>E. General Requirements.</p> <p>a. All micro homes shall be designed, erected, and installed following applicable local, State, and Federal codes, regulations, and standards.</p>
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	<p>b. Micro homes shall be placed on a permanent foundation and hooked up to an approved sewage disposal system, potable water service and electrical service.</p> <p>c. All units must be within five feet of each common open space/ courtyard. Setbacks cannot be counted toward the open space calculation.</p> <p>d. Mandatory HOA (Homeowners Association) is required for maintenance of streets, drainage, and all common areas.</p> <p>e. All utilities must be installed underground.</p> <p>f. One and half (1.5) parking spaces per dwelling unit shall be provided.</p> <p>g. All MHCs shall be governed by the State's Condominium Plat Ordinance.</p>
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ARTICLE 9. – DEFINITIONS/MAPS

Sec. 9.3.1. – Defined terms.

Current	Proposed
	<p><i>Micro House</i> means a detached dwelling that is at least 400 square feet and no more than 800 square feet, excluding lofts and subject to zoning requirements and building code regulations.</p> <p><i>Micro Home Community (MHC)</i> means any parcel or tract of land on which a maximum of 15 units per acre of micro houses are located or are intended to be located.</p> <p><i>Site-Built Residential Dwelling (Stick-Built)</i> means 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;</p>

	International Energy Efficiency Code (IECC) with Georgia Amendments; and the National Electrical Code (NEC).
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