

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.

A. Permitted Uses. The following uses are permitted as of right under this Code:

2. Residential.

- a. Boarding/rooming house.**
- b. Dwelling, apartment.**
- 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.
- m. Micro Home Community**

DIVISION 16. – HR-2 (HIGH DENSITY RESIDENTIAL-2) DISTRICT

Sec. 2.16.2. – Permitted and special land uses.

A. Permitted Uses. The following uses are permitted as of right under this Code:

2. Residential.

- a. Boarding/rooming house.
- b. Dwelling, apartment.
- 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.

m. Micro Home Community

DIVISION 17. – HR-3 (HIGH DENSITY RESIDENTIAL-3) DISTRICT

Sec. 2.17.2. – Permitted and special land uses.

A. Permitted Uses. The following uses are permitted as of right under this Code:

2. Residential.

- a. Boarding/rooming house.**
- b. Dwelling, apartment.**
- 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.**

m. Micro Home Community

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*	
"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 *If Blank, check underlying zoning use table (4.1.3) * * 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"	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
RESIDENTIAL											
Dwellings											
Micro Home Community (MHC)	X					X	X	X	X	X	✓

DIVISION 4. – ARABIA MOUNTAIN CONSERVATION OVERLAY DISTRICT

Sec. 3.4.5. – Principal uses and principal structures.

A. Prohibited uses. The following principal uses of land and structures shall be prohibited within the AMCOD:

28. Micro Home Community

DIVISION 5. – STONECREST AREA OVERLAY DISTRICT

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

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:

4. Reserved Micro Home Community

Sec. 3.5.15.3. – Viewshed zone (Tier VI).

D. Prohibited uses. The following principal uses of land and structures are prohibited in Tier VI: Viewshed Zone:

6. Micro Home Community

DIVISION 33. – INTERSTATE 20 CORRIDOR COMPATIBLE USE OVERLAY DISTRICT

Sec. 3.33.6. – Prohibited uses.

A. The following principal uses of land and structures are prohibited within the I-20 Corridor Compatible Use Overlay District:

19. Micro Home Community

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	RL G	R- 10 0	R - 8 5	R - 7 5	R - 6 0	RS M	M R- 1	M R- 2	H R- 1,2 ,3	M HP	R N C	O I	OI 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	See Secti on 4.2	
RESIDENTIAL																										
Dwellings																										
MICRO HOME COMMU NITY (MHC)										P																✓

DIVISION 2. – SUPPLEMENTAL USE REGULATIONS

Sec. 4.2.49. MICRO HOME COMMUNITY (MHC)

A. Permitted Districts.

- a. HR-1, HR-2, and HR-3**

B. Site Requirements. No other code shall prevail over this section.

- 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.

- a. MHCs shall have a minimum of three (3) of the following amenities:**
 - 1. Gazebo;**
 - 2. Swimming Pool;**
 - 3. Tennis Court;**
 - 4. Walking Trail;**
 - 5. Club House;**
 - 6. Pet-Friendly Amenities;**
 - 7. Children Playground;**
 - 8. Outdoor Recreational Area (basketball court, soccer field, football field, etc.);**
and/or
 - 9. Any other innovative shared social space.**
- b. The courtyard cannot be parked or driven upon, except for emergency access and permitted temporary events.**

- 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.

D. Interior Requirements.

- 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 patios, porches, garages, and similar structures.
- b. A split-level micro home shall include a first floor living space of at least one hundred fifty (150) square feet.
- c. A micro home shall have the following:
 - 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" tall
 - 6. Rooms not meant for sleeping are at least 70 square feet.

E. General Requirements.

- a. All micro homes shall be designed, erected, and installed following applicable local, State, and Federal codes, regulations, and standards.
- 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.
- c. All units must be within five feet of each common open space/ courtyard. Setbacks cannot be counted toward the open space calculation.
- d. Mandatory HOA (Homeowners Association) is required for maintenance of streets, drainage, and all common areas.

- e. All utilities must be installed underground.
- f. One and half (1.5) parking spaces per dwelling unit shall be provided.
- g. All MHCs shall be governed by the State's Condominium Plat Ordinance.

ARTICLE 9. – DEFINITIONS/MAPS

Sec. 9.3.1. – Defined terms.

***Micro House* 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.**

***Micro Home Community (MHC)* 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.**

***Site-Built Residential Dwelling (Stick-Built)* 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; International Energy Efficiency Code (IECC) with Georgia Amendments; and the National Electrical Code (NEC).**