

AN ORDINANCE OF WALTON COUNTY, GEORGIA OA24060019-21

AN ORDINANCE TO AMEND the Walton County Land Development Ordinance adopted 5-3-16 and amended as per attached errata dated 07/03/2024.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA, and it hereby ordained by the authority of the same, following a duly held and advertised Public Hearing by the Walton County Planning Commission and the Walton County Board of Commissioners to amend the Walton County Land Development Ordinance adopted 5-3-16, as amended as per errata sheet dated 07/03/2024.

Amendment #21 – Section 6-1-520 Manufactured Home (2)

Adopted by the Walton County Board of Commissioners on this 1st day of October 2024.

David G Thompson, Chairman
Walton County Board of Commissioners
Walton County, Georgia

Attest:

Rhonda Hawk, County Clerk
Board of Commissioners
Walton County, Georgia

Charles Ferguson
County Attorney
Walton County, Georgia

Amendment #21 Amend Section 6-1-520 Manufactured Home #4 to remove aluminum and vinyl as an exterior material.

Section 6-1-520 Manufactured Home (2)

- B. When used as a principal use, a manufactured home or industrial home shall meet the following standards:
1. A minimum width in excess of twenty-four (24) feet.
 2. A minimum roof pitch of 5:12, which means having a pitch equal to at least five (5) inches of vertical height for every twelve (12) 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.
 3. 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 approved by the Director.
 4. Exterior materials shall consist of brick, masonry, or stone, or siding consisting of wood, hardboard, ~~aluminum or vinyl~~, covered or painted, but in no case exceeding the reflectivity of gloss white paint.
 5. A permanent foundation wall or curtain wall, unpierced except for required ventilation and access, shall enclose 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 Director.
 6. The dwelling shall be placed on a permanent foundation which meets the requirement of the manufacturer's specifications. In addition, a manufactured home shall be completely underpinned with masonry, stone, or other similar materials manufactured for the purpose of underpinning as approved by the Director. Installation shall meet or exceed 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.
 7. A landing shall be installed at each outside doorway. The minimum size minimum four-foot by four-foot front porch, patio or deck and a minimum six-foot by eight-foot rear porch. The structure shall include steps which lead to ground level, and both landing and steps shall meet the requirements of the IRC Building Code.
 8. A manufactured home shall be installed in accordance with Rules and Regulations of the Office of Commissioner of Insurance Safety Fire Division Chapter [120-3-7] Rules and Regulations for Manufactured Homes and the rules promulgated thereunder.
 9. The dwelling shall include an attached or detached, enclosed two-car garage having a minimum 5:12 roof pitch.
- C. Existing non-conforming manufactured homes and mobile homes are governed by Section 4-1-170 and Article 13 of this Ordinance.
- D. Nonconformance. Any nonconforming mobile home or recreational vehicle which is moved, after November 15, 1977 or any existing vacant mobile home stand shall not be replaced with another mobile home. They must be replaced with a manufactured home or site-built home.