

# **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  <b>*If Blank, check underlying zoning use table (4.1.3) *</b>  * 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	In Mixed Use Development	
<b>RESIDENTIAL</b>											
<b>Dwellings</b>											
<b>Micro Home Community (MHC)</b>	<b>X</b>					<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>✓</b>

**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)  <b>BLANK = NOT PERMITTED</b>															
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	
<b>RESIDENTIAL</b>																										
<b>Dwellings</b>																										
<b>MICRO HOME COMMU NITY (MHC)</b>										<b>P</b>																✓

## **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. A minimum of 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).**