

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING ORDINANCE OF THE CITY SO AS TO DEFINE AND REGULATE TINY HOMES WITHIN THE CITY; TO PROVIDE FOR PERMITTED LOCATIONS, MINIMUM AND MAXIMUM FLOOR AREAS AND OTHER STANDARDS; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That the Code of Ordinances of the City of Hogansville be amended by adding thereto a new Section 102-242, to be entitled "Tiny Homes" and to read as follows:

"Sec. 102-242. – Tiny homes.

(a) **Tiny home defined.** A tiny home is defined as a single-family home, with a minimum of 160 square feet and a maximum of 1,000 square feet, excluding lofts.

(b) **Types of tiny homes.** For the purpose of this ordinance section, "tiny homes" shall include residential modular industrialized buildings constructed off site and then brought to the lot, as well as site-built dwellings. Tiny homes shall not include manufactured homes or recreational vehicles.

(c) **Permitted locations.** Tiny homes shall be permitted as accessory dwellings in R-1 and R-2 zones (Section 102-241 above), or as components of Planned Unit Developments. As accessory dwellings, tiny homes shall be located to the rear of the existing or new primary dwelling in R-1 and R-2 residential district zones and follow all other requirements for Accessory Dwellings. Except for Planned Unit Developments, tiny homes under 1,000 square feet may not function as primary structures on any lot.

(d) **Minimum and maximum floor area.** As accessory dwellings, tiny home floor areas may range from 160 square feet to 1,000 square feet, but in no case shall the tiny home floor area exceed that of the primary dwelling. Wheels must be removed from any tiny home moved onto the lot.

(e) **Building permit required.** Building permits are required for any tiny home, regardless of square footage.

(f) **Building standards.** Tiny homes must meet the International Residential Code and International Plumbing Code with Georgia Amendments for tiny homes; National Electrical and Fire Safety Codes; and all other building codes as adopted from time to time by the City."

SECTION 2:

All ordinances or parts of ordinances in conflict with the provisions of this ordinance shall be and the same are hereby repealed.

SECTION 3:

This ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective immediately.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk