

ARTICLE II. STANDARDS FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS.

Sec. 4-1 Site built single-family and two-family dwellings.

(a) Foundation.

1. The structure shall be attached to a permanent continuous footing constructed in accordance with the International Residential Construction Code (as adopted with amendments by Georgia) or installed in accordance with Georgia Regulations, as applicable.
2. For site-built and industrialized homes: A foundation wall or skirting constructed of masonry (stone or brick); poured in place concrete; concrete block painted or finished with stucco; wood lap or fiber cement siding; painted wood louvers; weatherproofed wood or vinyl 1-inch x 1-inch lattice; or any combination of these materials is required.

(b) Exterior siding.

Exterior siding materials shall consist of any combination of wood, brick, stone, stucco, or similar materials, or lap siding of hardboard, vinyl, vinyl-covered or painted metal, or similar materials.

(c) Roofs.

1. All roof surfaces shall have a minimum pitch of 3:12 (3 inches of rise for every 12 inches of run), except that mansard and gambrel roofs must meet this requirement only for those surfaces that rise from the eaves.
2. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (noncorrugated) tin, clay tiles, slate, or similar materials.
3. Minimum roof overhang shall be 12 inches, including gutters.

(d) Minimum width.

The minimum width of the dwelling shall be greater than 16 feet. Structure width shall be measured between all parallel exterior walls, with the exception of extensions from the main structure for dormers, bay windows, entrance foyers and similar appurtenances, and extensions of no more than 5 feet for other architectural elements of the structure's design.

Sec. 4-2 Class A single-family dwellings.

All Class A single-family detached dwellings (also referred to as "double-wide" manufactured homes) shall meet or exceed the following requirements:

(a) Foundation.

The structure shall be installed in accordance with manufacturer's specifications and State regulations, as applicable.

- (1) Upon placement, all means of transportation, such as towing devices, wheels, axles and hitches, shall have been removed. The structure shall also have a minimum 6x6 front porch and code complying rear steps.
- (2) Skirting shall consist of the following materials per the zoning district as shown on Table 4.1.

Table 4.1: Manufactured Home Skirting

| | RR | RS1 | RD | RM |
|--|-----------|------------|-----------|-----------|
| Non-supporting masonry (stone or brick); poured in place concrete; concrete block finished with stucco or painted; wood lap or fiber cement siding; or any combination of these materials. | A | A | A | A |
| Skirting material of polypropylene, polyurethane or thermoplastic resin that simulates rock, brick, stone or concrete. | A | A | A | A |
| Continuous aluminum or fiberglass skirting; weatherproofed wood or vinyl 1-inch x 1-inch lattice; stucco-finished weatherproof board. | A | | A | A |
| No skirting required. | A | | | |
| A= Allowed | | | | |

(b) Roofs.

- (1) All roof surfaces shall have a minimum pitch of 3:12 (3 inches of rise for every 12 inches of run).
- (2) Minimum roof overhang shall be 12 inches, including gutters.

(c) Minimum width.

The minimum width of the dwelling shall be greater than 16 feet. Structure width shall be measured between all parallel exterior walls, with the exception of extensions from the main structure for dormers, bay windows, entrance foyers and similar appurtenances, and extensions of no more than 5 feet for other architectural elements of the structure’s design.

Sec. 4-3 Class B single-family dwellings.

All Class B single-family detached dwellings (also referred to as “single-wide” manufactured homes) shall meet or exceed the following requirements:

- (a) The structure shall be installed in accordance with manufacturer’s specifications and State regulations, as applicable.
- (b) Upon placement, all means of transportation, such as towing devices, wheels, axles and hitches, shall have been removed.
- (c) Skirting shall consist of the materials shown on Table 4.1 per the zoning of the property.

Sec. 4-4 Deviations and compliance.

- (a) Deviations from standards; where allowed.

The Planning Director may approve deviations from the standards for single-family and two-family dwellings contained in this Section on the basis of a finding that the materials to be utilized or the architectural style proposed for the dwelling unit will be compatible with and harmonious or superior to existing structures in the vicinity, and that such deviation shall be consistent with the intent of these regulations.

- (b) Compliance with codes.

The dwelling shall be constructed in accordance with all applicable requirements of the Building Code as adopted by the County, or in accordance with standards established by the National Manufactured Housing Construction and Safety Standards Act for manufactured homes, or in accordance with State law and regulations for industrialized buildings, whichever apply.