

Ordinance No.: 19-11

ORDINANCE OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA
AMENDING CHAPTER 90, ZONING, ARTICLE II, RESIDENTIAL DISTRICTS, SECTION 90-52,
ANCILLARY OR SECONDARY RESIDENTIAL STRUCTURES; REPEALING ANY
CONFLICTING ORDINANCES AND ESTABLISHING AN EFFECTIVE DATE

THIS ORDINANCE adopted by the Board of Commissioners of Columbia County,
Georgia (the "Board").

WHEREAS, the Board desires to clarify certain provisions of the Columbia County Code
of Ordinances pertaining to uses allowed within certain zoning districts, and

WHEREAS, the Board desires to revise associated standards.

NOW, THEREFORE, BE IT ORDAINED by the Board and it is hereby ordained by the
authority of the same as follows:

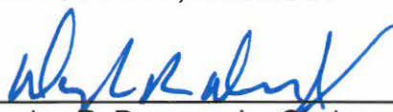
Section 1. Amendment of Chapter 90, Zoning, Article II, Residential Districts, Section 90-52, Ancillary or secondary residential structures. Chapter 90, Zoning, Article II, Residential Districts, Section 90-52, Ancillary or secondary residential structures, is hereby deleted in its entirety and there is inserted in lieu thereof a new Chapter 90, Zoning, Article II, Residential Districts, Section 90-52, Ancillary or secondary residential structures, as attached in Exhibit "A" and made a part hereof.

Section 2. Repeal of Conflicting Ordinances. Any Ordinances in conflict with this Ordinance shall be repealed to the extent necessary to eliminate such conflict.

Section 3. Effective Date. This Ordinance shall become effective upon the date of its adoption following the second reading of the Ordinance.

ADOPTED, this 6 day of August, 2019.

**BOARD OF COMMISSIONERS OF
COLUMBIA COUNTY, GEORGIA**

By: 
Douglas R. Duncan, Jr., Chairman

Attest: 
Patrice R. Crawley, Clerk
(COUNTY SEAL)


Sec. 90-52. - Ancillary dwelling.

An ancillary dwelling shall be built only on a lot or tract of land containing 20,000 square feet of area or more. No more than one ancillary dwelling shall be constructed on a lot or tract of land containing not more than five acres of area, and no such ancillary dwelling shall contain more than 1,800 square feet of space under roof; provided, however, that the board of commissioners may increase the maximum area of such an ancillary dwelling based upon the size of the lot or tract of land on which it is to be constructed, the size of the main or principal dwelling on the lot or tract of land, the topography of the lot or tract of land, the proximity of the ancillary dwelling to other structures, and any other factors which might affect the aesthetics of placing the ancillary dwelling on the lot or tract of land. The board of commissioners may permit the construction of more than one ancillary dwelling on a tract of land containing in excess of five acres of area, and on such tracts of land may increase the maximum size limitations on the ancillary dwellings as the board of commissioners, in its discretion, shall determine, taking into account the same factors as set forth in the preceding sentence. A manufactured/mobile home, or tiny house is not allowed as an ancillary dwelling.

(Code 1979, § 2-16-28.2; Ord. No. 11-04, § 1, 3-1-2011)