

JACKSON COUNTY, GEORGIA
AN ORDINANCE
BY THE BOARD OF COMMISSIONERS
OF JACKSON COUNTY

An Ordinance of Jackson County, Georgia Amending the Jackson County Unified Development Code Adopted October 2, 2017, as amended, to amend Article 2, "Zoning Districts," Division II, "Zoning Districts," Tables 2-1 and to amend Article 3, "Specific Use Provisions," Division I, "Uses" to create Section 3-050, "Barndominium dwelling, single-family detached"; to repeal conflicting ordinances; to provide for severability; and to provide for an effective date.

WHEREAS, the Constitution of the State of Georgia, approved by the voters of the State in November of 1982, and effective July 1, 1983, provides in Article IX, Section II, Paragraph I thereof, that the governing authority of the county may adopt clearly reasonable ordinances, resolutions and regulations; and

WHEREAS, O.C.G.A. Section 36-1-20 authorizes counties to enact ordinances for protecting and preserving the public health, safety and welfare of the population of the unincorporated areas of the county; and

WHEREAS, in the interests of the health, safety, and general welfare of the citizens of Jackson County, Georgia, the Board of Commissioners of Jackson County desires to amend the Unified Development Code; and

WHEREAS, appropriate notice and hearing on the amendments contained herein have been carried out according to general and local law.

NOW THEREFORE, be it ordained by the Board of Commissioners of Jackson County, Georgia, as follows:

SECTION 1

The Unified Development Code, Article 2, “Zoning Districts”, Division II, “Zoning Districts,” Table 2-1, “Use Regulations for Zoning Districts,” is amended to add “barndominium, single-family detached” (note: the remainder of Table 2-1 not shown is unaffected by this amendment):

Residential Uses P = Permitted S = Special Use X = Prohibited	See Also Sec.	PCFD	A-1	A-2	A-3	AR	R-1	R-2	R-3	MH	NRC	CRC	HRC	LI	GI	HI
Barndominium, single-family detached	3-050	P	X	P	X	P	X	X	X	X	X	X	X	X	X	X
Dwelling, detached single-family, fee simple	3-048	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X
Dwelling, detached single-family, condominium	3-036	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X
Dwelling, two-family (duplex)	3-049	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X
Dwelling, fee simple townhouse	3-046	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X
Dwelling, multiple-family	3-047	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X
Farm tenant dwelling	3-052	P	X	P	X	X	X	X	X	X	X	X	X	X	X	X
Fraternity or sorority house or dormitory		X	X	X	X	X	X	S	S	X	X	X	X	X	X	X
Group home, or rooming or boarding house	3-064	X	X	S	X	X	X	S	S	X	X	X	X	X	X	X
Live-work unit	3-078	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X
Manufactured home	3-081	P	P	P	P	X	X	X	X	P	X	X	X	X	X	X
Manufactured home park	3-082	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X
Mobile home		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Relocated residential structure	3-103	P	P	P	P	X	X	X	X	P	X	X	X	X	X	X

SECTION 2

The Unified Development Code, Article 3, “Specific Use Provisions”, Division I, “Uses”, is amended to add “barndominium dwelling, single-family detached” as a new section, noted as “Sec. 3-050”:

Sec. 3-050. – Barndominium dwelling, single-family detached.

All barndominium single-family detached dwelling units shall meet or exceed the requirements of this section.

- (a) *Location and dimensional requirements.* See Table 2-1 for the zoning districts where the use can be located and Table 2-2 for minimum lot size, maximum height, minimum lot width and principal building setback requirements. Barndominium dwellings are not to be permitted within any residential common developments.
- (b) *Minimum floor area.* The dwelling portion of the unit shall provide a heated gross floor area of at least 1,400 square feet (see definition of building floor area in Section 105 of this UDC).
- (c) *Roof composition.* All roof surfaces exposed to view from the fronting street shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (noncorrugated) metal, clay tiles, slate or similar approved materials.

- (d) *Roof pitch.* All roof surfaces shall have a minimum pitch of 3:12 (three 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.
- (e) *Exterior siding.* Exterior siding materials shall consist of any combination of wood, brick, stone, stucco or similar material, vinyl or fiber cement lap siding, or similar materials. Noncorrugated metal siding is also allowed.
- (f) *Foundation.* The structure shall be attached to a permanent foundation constructed in accordance with applicable requirements for the type of dwelling constructed or installed. The area beneath the ground floor of the structure shall either be a slab foundation or shall be enclosed around the exterior of the structure with a foundation wall or a nonload bearing curtain wall constructed of masonry (stone or brick), cast in place concrete or concrete block finished with stucco or similar approved material, at least four inches thick, penetrated by openings only for installed vents and access doors.
- (g) *Landings, etc.* For any door elevated above the ground, there must be a landing that is a minimum of 36 inches by 36 inches. All exterior landings, stairways, decks, porches and balconies, and all appurtenances attached thereto, shall be maintained so that they are structurally sound, in good repair with proper anchorage and capable of supporting the imposed loads.
- (h) *Compliance with codes.* The dwelling shall be constructed in accordance with all applicable requirements of the building code as applicable in the County, or in accordance with State law and regulations, whichever apply.

SECTION 3 SEVERABILITY

It is the express intent of the Jackson County Board of Commissioners that this Ordinance be consistent with both federal and State law. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

SECTION 4 CONFLICTING ORDINANCES REPEALED

Any and all Ordinances or parts of Ordinances in conflict herewith shall be, and the same are, hereby repealed to the extent of such conflict.

SECTION 5 EFFECTIVE DATE


This Ordinance shall become effective immediately upon passage.

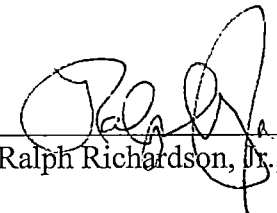
SO ORDAINED, this 20 day of December, 2021, the public health, safety, and welfare demanding it.

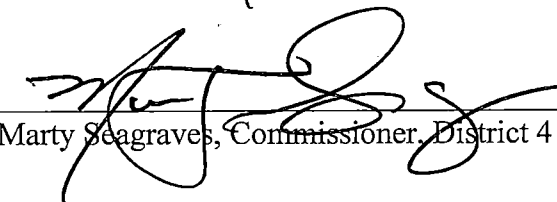
JACKSON COUNTY BOARD OF COMMISSIONERS:


Tom Crow, Chairman


Jim Hix, Commissioner, District 1


Chas Hardy, Commissioner, District 2


Ralph Richardson, Jr., Commissioner, District 3


Marty Seagraves, Commissioner, District 4

Attest:


Clerk to the Board

