

AN ORDINANCE TO AMEND THE NEWTON COUNTY ZONING ORDINANCE; TO REPEAL CONFLICTING PROVISIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR FURTHER PURPOSES.

BE IT ORDAINED by the Board of Commissioners of Newton County, Georgia, and it is hereby ordained by the authority of the Constitution of Georgia (1983), Art. IX, Sec. II, Par. I, II and IV, as follows:

SECTION 1

Article II of the Newton County Zoning Ordinance is hereby amended so as to amend Sections 245-010 and 245-050 as follows:

Sec. 245-010 PURPOSE AND INTENT

The MHP Manufactured Home Park District is composed of residential developments of manufactured homes adhering to the following conditions outlined in Division 245. The purpose of this district is to set aside certain areas which are used exclusively for manufactured home parks and accessory uses. All new park communities or additions to existing park communities must first have site plans approved by Newton County to ensure that all factors relating to drainage, topography, and land development promote the health, safety, and harmony of the community. **Should an existing lot of record, not intended for a minor or major subdivision, zoned under this district become obsolete because of surrounding development trends, development of site-built homes may be allowed.**

Sec. 245-050 PROPERTY DEVELOPMENT STANDARDS

In any district where manufactured home parks are permitted, the following minimum standards shall apply:

A. Minimum Area and Width:

1. The minimum parcel area for manufactured home parks shall be 15 acres.
2. The minimum road frontage shall be 200 feet.
3. The minimum width for residential sites shall be 85 feet.
4. **Minimum Site Area for Site Built Homes.**

Minimum lot area shall be:

15,000 square feet if both public water and sewer are provided;

25,500 square feet if public water and septic tank are provided;

51,000 square feet if individual wells and septic tanks are provided.

**Minimum lot width shall be:
85 feet if both public water and sewer are provided;**

100 feet for all other lots.

C. Minimum Floor Area

The minimum heated floor area of each manufactured home shall be 720 square feet for all units. **Site built homes shall be 1,800 square feet.**

SECTION 2

Article II of the Newton County Zoning Ordinance is hereby amended so as to amend Sections 250-010 and 250-050 as follows:

Sec. 250-010 PURPOSE AND INTENT

The MHS Manufactured Home Subdivision District is composed of medium to high density single-family manufactured home developments of ten (10) acres or more. The primary intent of this district is to provide areas in which property owners may place manufactured homes on individual lots within subdivisions. Such development should be located along existing public facilities, but provisions are made for areas which require individual wells and/or septic tanks. As in all districts, this type of development should be located around or near similar development, and should not substantially alter area land use. **Should an existing lot of record, not intended for a minor or major subdivision, zoned under this district become obsolete because of surrounding development trends, development of site-built homes may be allowed.**

Sec. 250-050 PROPERTY DEVELOPMENT STANDARDS

In any district where manufactured home subdivisions are allowed, the following minimum standards shall apply:

C. Minimum Floor Area

The minimum floor area shall be 720 square feet. **For site-built homes the minimum floor area shall be 1,800 square feet.**

SECTION 3

Article V of the Newton County Zoning Ordinance is hereby amended so as to amend the Use Table as follows:

DIVISION 505: PERMITTED AND CONDITIONAL USES

USE TABLE

<u>Type of Use</u>	<u>Zoning Districts</u>																
	A	R-E	A-R	R-1	R-2	R-3	MS R	DR	R MF	M HP	M HS	OI	CN	CH	CG	M-1	M-2
<u>Site Built Residential Dwelling</u> ⁴	A	A	A	A	A	A	A	A	A	A	A						

Notes: 4. In MHP and MHS see Sections 245-010 and 250-010 Purpose and Intent

SECTION 4

Article V of the Newton County Zoning Ordinance is hereby amended so as to amend Section 530-020 as follows:

Sec. 530-020 RECONSTRUCTION OF NON-CONFORMING STRUCTURES

Any non-conforming structure or structure containing a non-conforming use which is hereafter damaged or destroyed by flood, fire, wind, or any Act of God may be reconstructed only if said damage totals less than seventy-five (75) percent of the returned value on the tax digest of Newton County, except as otherwise provided in this Ordinance. Residential structures may be rebuilt to the same square footage as existed before its destruction.

SECTION 5

All ordinances or regulations or parts thereof in conflict herewith are hereby repealed.

SECTION 6

This Ordinance shall be in force and take effect on June 20, 2006.

Adopted and approved by the Board of Commissioners on the 20th day of June, 2006, after a public hearing on said date.



NEWTON COUNTY BOARD OF COMMISSIONERS

By: *Aaron Varner*
Aaron Varner, Chairman

Attest: *John R. Middleton*
Acting Clerk

Recommended for approval and adopted by the Newton County Planning Commission on the 23rd day of May, 2006, after a public hearing on said date.

NEWTON COUNTY PLANNING COMMISSION

By: *Glover Anderson*
Glover Anderson, Chairman

Attest: *Pamela Maxwell*
Pamela Maxwell, Secretary