

**RESOLUTION  
TO ADOPT AMENDMENTS TO THE  
UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

**WHEREAS**, the Oconee County Board of Commissioners has adopted a Unified Development Code on October 4, 2006; and

**WHEREAS**, it is necessary to make certain Amendments to the Unified Development Code (UDC): to delete and replace UDC Section 304.01 in its entirety with Amendments attached hereto as "Exhibit A;" and

**WHEREAS**, on March 19, 2018, this Amendment was first presented and discussed at the public hearing conducted by the Oconee County Planning Commission in its regular meeting and postponed for consideration until April 16, 2018, and again on April 16, 2018, at a second public hearing held by the same. On May 22, 2018, a first reading and public hearing for said amendment were conducted by the Oconee County Board of Commissioners at its Agenda Setting meeting, and on June 5, 2018, a second reading and public hearing were conducted by the Oconee County Board of Commissioners; and

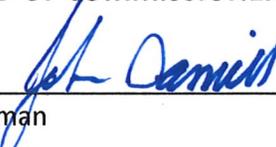
**NOW THEREFORE**, be it resolved that the Oconee County Board of Commissioners adopts the amendments to the Unified Development Code of Oconee County which are attached hereto in said "Exhibit A" and incorporated herein by reference, to become effective on adoption; and

**BE IT FURTHER RESOLVED**, that the Oconee County Planning Director is directed to make the changes set forth in Amendments to the Unified Development Code as provided for in said "Exhibit A" and to renumber any such sections, paragraphs, or pages as are necessary to reflect said amendments; and

**BE IT FURTHER RESOLVED**, that the Unified Development Code of Oconee County, Georgia, as Amended, is hereby Ratified, Confirmed and Readopted as of this 5<sup>th</sup> day of June, 2018.

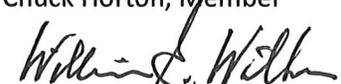
**OCONEE COUNTY BOARD OF COMMISSIONERS**

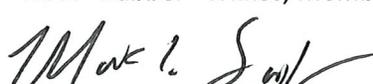
BY:

  
\_\_\_\_\_  
John Daniell, Chairman

  
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Mark Thomas, Member

  
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Chuck Horton, Member

  
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W. E. "Bubber" Wilkes, Member

  
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Mark Saxon, Member



ATTEST:

  
\_\_\_\_\_  
Kathy Hayes  
Clerk, Board of Commissioners

EXHIBIT A

RESOLUTION TO ADOPT AMENDMENTS  
TO THE  
UNIFIED DEVELOPMENT CODE  
OF OCONEE COUNTY, GEORGIA  
June 5, 2018

**Sec. 304. Standards for single-family and two-family dwellings.**

All single-family and two-family dwellings, including on-site built and industrialized housing and manufactured homes, shall meet or exceed the following requirements in order to be constructed, assembled, moved into, or relocated within Oconee County:

**Sec. 304.01. Foundation.**

- a. The structure shall be attached to a permanent foundation constructed in accordance with the Building Code or State regulations, as applicable.
- b. Upon placement, all means of transportation, such as towing devices, wheels, axles, and hitches, shall have been removed.
- c. The area beneath the ground floor of manufactured homes shall either be a slab foundation or shall be enclosed around the exterior of the structure with a foundation wall or a curtain wall constructed of finished masonry at least 4 inches thick, penetrated by openings only for installed vents, access doors, foundation drains, and other required features for the proper function of appliances or equipment installed within the dwelling or directly adjacent to the dwelling. Penetrations through the foundation walls shall not compromise the structural integrity of the wall assembly. Skirting compliant with UDC Section 326.06 (b) (5) (c) may also be used.
- d. Where raised slab foundations are allowed the slab shall be at least 2 feet above the finished grade. This requirement shall not apply to additions to an existing dwelling.
- e. Each manufactured home shall have tie-downs or other devices securing the stability of the manufactured home and shall be installed in accordance with the requirements of the *Installation of Manufactured Homes and Mobile Homes* rules and regulations established and published by the Georgia Safety Fire Commission (O.C.G.A. 8-2-160 et. seq.)
- f. All new single-family detached homes in Major Subdivisions (as defined in this UDC) or phases of a Major Subdivision that have a Final Plat approved after January 1, 2018 shall be constructed with either crawlspace or basement foundations. This requirement shall not apply to the following:
  - (1) Age-Restricted Active Adult (55 and Older) Communities
  - (2) Continuing Care Retirement Communities (CCRC)
  - (3) Single-Family Detached homes in Minor Subdivisions (as defined in this UDC), on undivided acreage tracts, or in Major Subdivisions Phases having received a Final Plat prior to January 1, 2018.
  - (4) Lots with existing predeveloped grades (as shown on the Land Disturbance Permit Application) with a maximum slope grade change of 5.0% in the building envelope.