

# Proposed changes to Ch 47 Zoning Code

Text to be deleted is struck through. Text to be added is bold and in italics.

## ARTICLE I. - IN GENERAL

### Sec. 47-12. - Zoning permit.

(e) A zoning permit shall be required for all new stand-alone buildings exceeding ~~100~~ **200** square feet and for all exterior enlargement or additions which would extend the building or portion thereof horizontally or vertically including but not limited to decks and porches. Normal repairs and interior remodeling do not require a zoning permit.

## ARTICLE III. - ZONING DISTRICTS

### DIVISION 3. - R-2 SUBURBAN RESIDENTIAL

Sec. 47-128. - Principal uses. Principal uses in the R-2 suburban residential district shall be one-family dwellings, including manufactured homes *less than 20 years old*.

Sec. 47-130. - Conditional uses. Conditional uses in the R-2 suburban residential district shall be as follows:

(7) *Single Manufactured Home greater than 20 years old.*

### DIVISION 4. - R-3 RURAL RESIDENTIAL

Sec. 47-155. - Principal uses. Principal uses in the R-3 rural residential district shall be one-family dwellings, including manufactured homes *less than 20 years old*.

Sec. 47-157. - Conditional uses.

(7) *Single Manufactured Home greater than 20 years old.*

### DIVISION 5. - B BUSINESS

Sec. 47-195. - Accessory uses. Accessory uses in the B business district shall be as follows:

(2) Dwellings, including manufactured homes *less than 20 years old*;

Sec. 47-196. - Conditional uses.

(a) Conditional uses in the B business district shall be as follows:

(18) ~~Single-family homes, including~~ manufactured homes *greater than 20 years old* when associated with a permitted use;

DIVISION 8. - GA GENERAL AGRICULTURE

Sec. 47-290. - Principal uses. Principal uses in the GA general agriculture district shall be as follows:

- (10) Single-family residences, including manufactured homes *less than 20 years old*, with additional dwellings ~~including mobile homes~~ if used by farm help;

Sec. 47-292. - Conditional uses. Conditional uses in the GA general agriculture district shall be as follows:

- (23) *Single Manufactured Home greater than 20 years old.*

DIVISION 11. - C COMMUNITY

Sec. 47-392. - Principal uses. Principal uses in the C community district shall be one- and two-family dwellings, including manufactured homes *less than 20 years old*.

Sec. 47-394. - Conditional uses. Conditional uses in the C community district shall be as follows:

- (18) *Single Manufactured Home greater than 20 years old.*

DIVISION 12. - GF GENERAL FORESTRY

Sec. 47-428. - Principal uses. Principal uses in the GF general forestry district shall be as follows:

- (10) Single-family residences, including manufactured homes *less than 20 years old*.

Sec. 47-430. - Conditional uses. Conditional uses in the GF general forestry district shall be as follows:

- (20) *Single Manufactured Home greater than 20 years old.*