

1 State of Georgia

2
3 City of Harlem

Ordinance No. 2314

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5 **An Ordinance to Amend the Code of the City of Harlem, Georgia; Part III Land**
6 **Development Code; Chapter 108 Land Use; Sec. 108-3 Definitions; To Provide For the**
7 **Inspection Process to be Utilized for Construction or Installation of Residences.**
8

9 **WHEREAS**, the review of the Code of Ordinances is beneficial to maintain clear and accurate
10 operating procedures; and,

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12 **WHEREAS**, with the increased options available for potential homeowners, the inspection
13 process to be used to certify occupancy can better objectively document compliance with zoning
14 district requirements; and

15
16 **WHEREAS**, to achieve this it is recommended to state the inspection process to be utilized by the
17 city for construction or installation of residences with residential zoning districts.

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19 **THEREFORE**, staff is recommending the following amendments to Sec. 108-3 Definitions as
20 follows:

21
22 **Chapter 108 Land Use**

23
24 **Sec. 108-3 Definitions.**

25
26 *Apartment house* means any building or portion thereof which contains three or more
27 apartments, the occupants of any two or more of which use any entrance or hall in common and
28 all living units of which are intended to be maintained under single ownership. This structure is
29 built to standards of the International Building Code as adopted by the Georgia Department of
30 Community Affairs.

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32 *Duplex* means a structure on a single lot containing two dwelling units, each of which is
33 totally separated from the other. This structure is constructed in accordance with the International
34 Residential Code for One- and Two-Family Dwellings as adopted by the Georgia Department of
35 Community Affairs.

36
37 *Dwelling, attached*, means a dwelling unit connected to one or more dwelling units by
38 common vertical walls and all dwelling units are located on a single, common lot.
39 (See *Duplex* and *Townhouse*.) This structure is constructed in accordance with the International
40 Residential Code for One- and Two-Family Dwellings as adopted by the Georgia Department of
41 Community Affairs.

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43 *Dwelling, detached*, means a dwelling unit entirely surrounded by open space on the
44 same lot. This structure is constructed in accordance with the International Residential Code for
45 One- and Two-Family Dwellings as adopted by the Georgia Department of Community Affairs.
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47 *Dwelling, multifamily*, means a building containing three or more dwelling units on one
48 lot. This structure is built to standards of the International Building Code as adopted by the
49 Georgia Department of Community Affairs.

50 *Manufactured home* means a structure, transportable in one or more sections, which, in
51 the traveling mode, is eight body feet or more in width or 40 body feet or more in length, when
52 erected on site, is 320 or more square feet in floor area, and which is built on a permanent chassis
53 and designed to be used as a dwelling with or without a permanent foundation when connected
54 to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical
55 systems contained therein; or a structure that otherwise comes within the definition of the term
56 "manufactured home" under the National Manufactured Housing Construction and Safety
57 Standards Act of 1974, as amended (42 USC 5401-5445). This structure has a HUD Certification
58 Label attached to the structure.

59 *Recreational vehicle* means a vehicular-type, portable structure without a permanent
60 foundation that can be towed, hauled, or driven and is primarily designed as a temporary living
61 accommodation for recreational, camping, and travel use which includes, but is not limited to,
62 travel trailers, truck campers, camping trailers, and self-propelled motor homes. These vehicles
63 are typically constructed to the standards and regulations of the RV Industry Association.

64 *Townhouse* means a single-family dwelling, located on a lot, forming one of a group or
65 series of two or more attached single-family dwellings separated from one another by walls,
66 without doors, windows, or other provisions for human passage or visibility through such walls
67 from basement to roof and having roofs which may extend from one such dwelling unit to
68 another, and is part of a contiguous group of at least three, but not more than ten, such
69 townhouses, and shall be considered a multifamily dwelling. This structure is constructed in
70 accordance with the International Residential Code for One- and Two-Family Dwellings as
71 adopted by the Georgia Department of Community Affairs.

72 **NOW, THEREFORE**, this Ordinance is approved by the City Council of the City of Harlem,
73 Georgia on this _____ day of _____, 2023 and shall become
74 effective upon adoption.

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Roxanne Whitaker, Mayor

78 ATTEST:

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Leona H. Holley, City Clerk

82
83

1st Reading

85
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2nd Reading

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