

**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 ~~the structure~~ 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. 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.)
- e. 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. ~~Where raised slab foundations are allowed or required by conditions of zoning or permitted by an individual, the slab shall be an average of 2 feet above the finished grade. The measurements to produce the average shall be taken as follows: one from each end of the dwelling and one from the center. The finished raised slab shall give the appearance of a "crawl space" foundation when viewed from a public or private street or properties adjacent to the development. This requirement shall not apply to the following: additions to an existing dwelling.~~
  - (1) Age-Restricted Active Adult (55 and Older) Communities
  - (2) Continuing Care Retirement Communities (CCRC)
  - (3) Single-family detached dwellings certified A Livable Lifestyle (ALL Homes) per Home Builders Association of Georgia (HBAG), to include both required and recommended standards.
  - (4) 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.

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