

TINY HOUSE CODE HACK

DECATUR TINY HOUSE FESTIVAL • JULY 31, 2016

Who is Kronberg Wall?

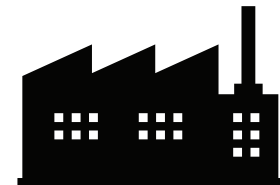
WE ARE CONSCIOUS URBAN PLACEMAKERS




NEIGHBORHOOD ACTIVATORS



URBAN INFILL



ADAPTIVE REUSE

An isometric illustration of a city street scene. The buildings are rendered in a light blue, wireframe-like style. Several rectangular blocks are highlighted in a solid reddish-orange color, indicating specific areas of interest. The text is overlaid on the upper portion of the image.

We believe walkable areas with existing infrastructure are the easiest targets for quick and cost-effective antidotes to sprawl.

We need to increase our housing choice and housing diversity in these vital areas.

Tiny housing has a lot of potential in Atlanta, but
how can we promote small scale infill development
RIGHT NOW?

Code hack =

GUEST HOUSES

*Sometimes referred to as Accessory Dwelling Units (ADUS)

WHY GUEST HOUSES ARE AWESOME:

Accessory Dwelling Units

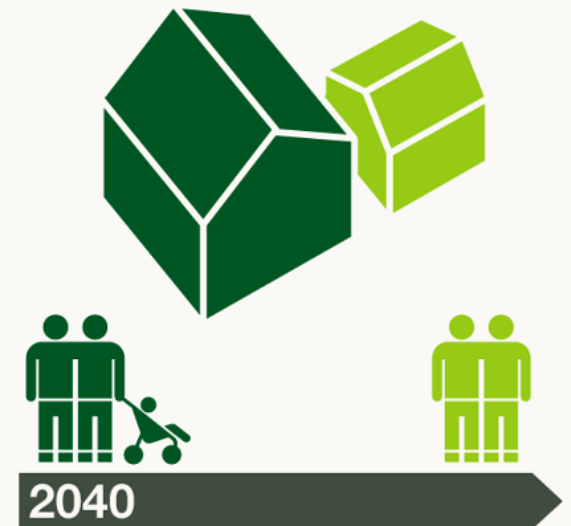
 LIVE
 RENT



PAY OFF YOUR MORTGAGE



GET THAT TEENAGER OUT
OF YOUR HAIR



AGE IN PLACE

WHAT IS A GUEST HOUSE?

“A lodging unit for temporary guests in an accessory building. No such lodging unit shall contain independent kitchen facilities.”

- Guest houses are currently permitted as an accessory use in all single-family zoning categories (R1-R5)
- Guest house height limit = 20'-0"
- Guest houses are not included in FAR calculations
- Guest houses are included in lot coverage calculations

TECHNICAL JARGON:

Floor area ratio:

A number which, when multiplied by the total net lot area of any lot within the R-1 through R-5 district, establishes the total amount of gross floor space which may be built on that lot, excluding basement space but including attic space as each provided by their individual definitions, and excluding garage space and space contained within any accessory structure unless said accessory structure is used as a secondary dwelling unit.

Lot coverage:

A percentage factor which, when multiplied by the total area of any lot within the R-1 through R-5 district, establishes the total area of impervious surface which may be built on said lot. Impervious surface shall include the footprint of the main structure, driveways, turnarounds, parking spaces, and all accessory structures including patios, decks, tennis courts, swimming pools and similar structures.

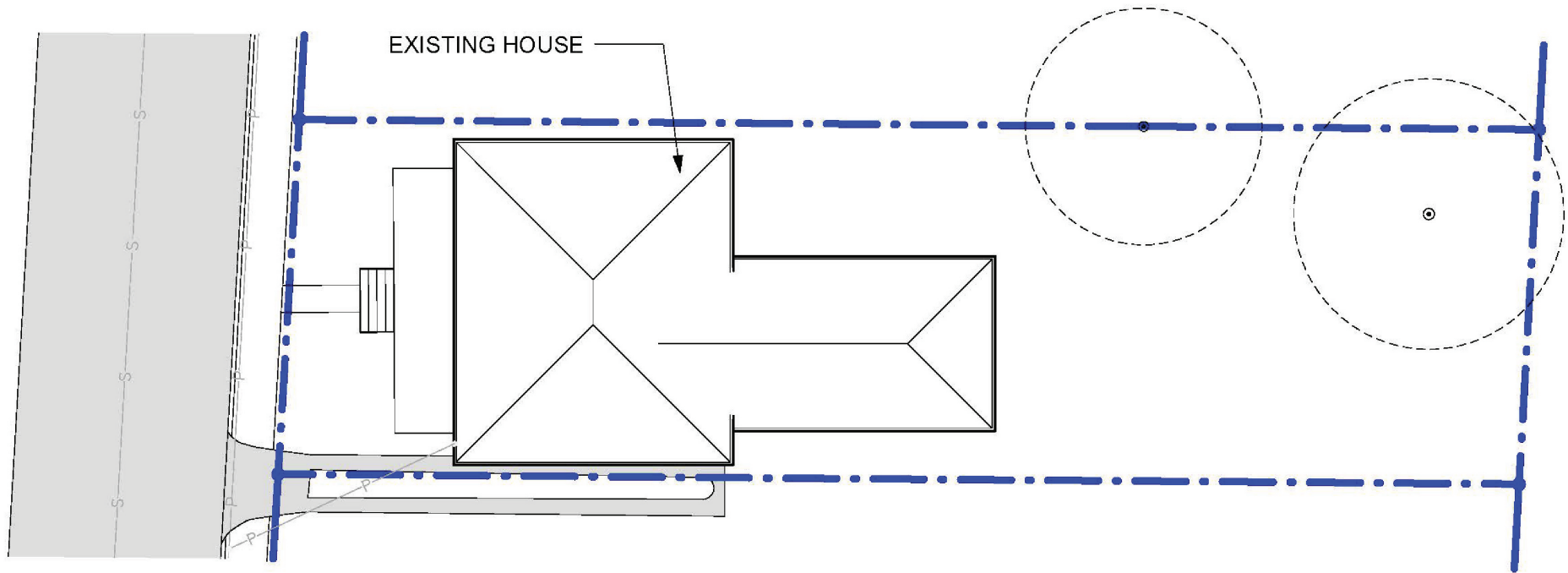
Limitations on projections into required yards and open spaces:

Eaves, sills, belt courses, energy generation devices, cornices, ornamental features, chimneys, flues, ducts, pipes, air conditioners, bay windows, and the like may project not more than 20 inches into any required yard or open space, except where such projections are prohibited by other lawful regulations.

*All information comes from the City of Atlanta Zoning Ordinance

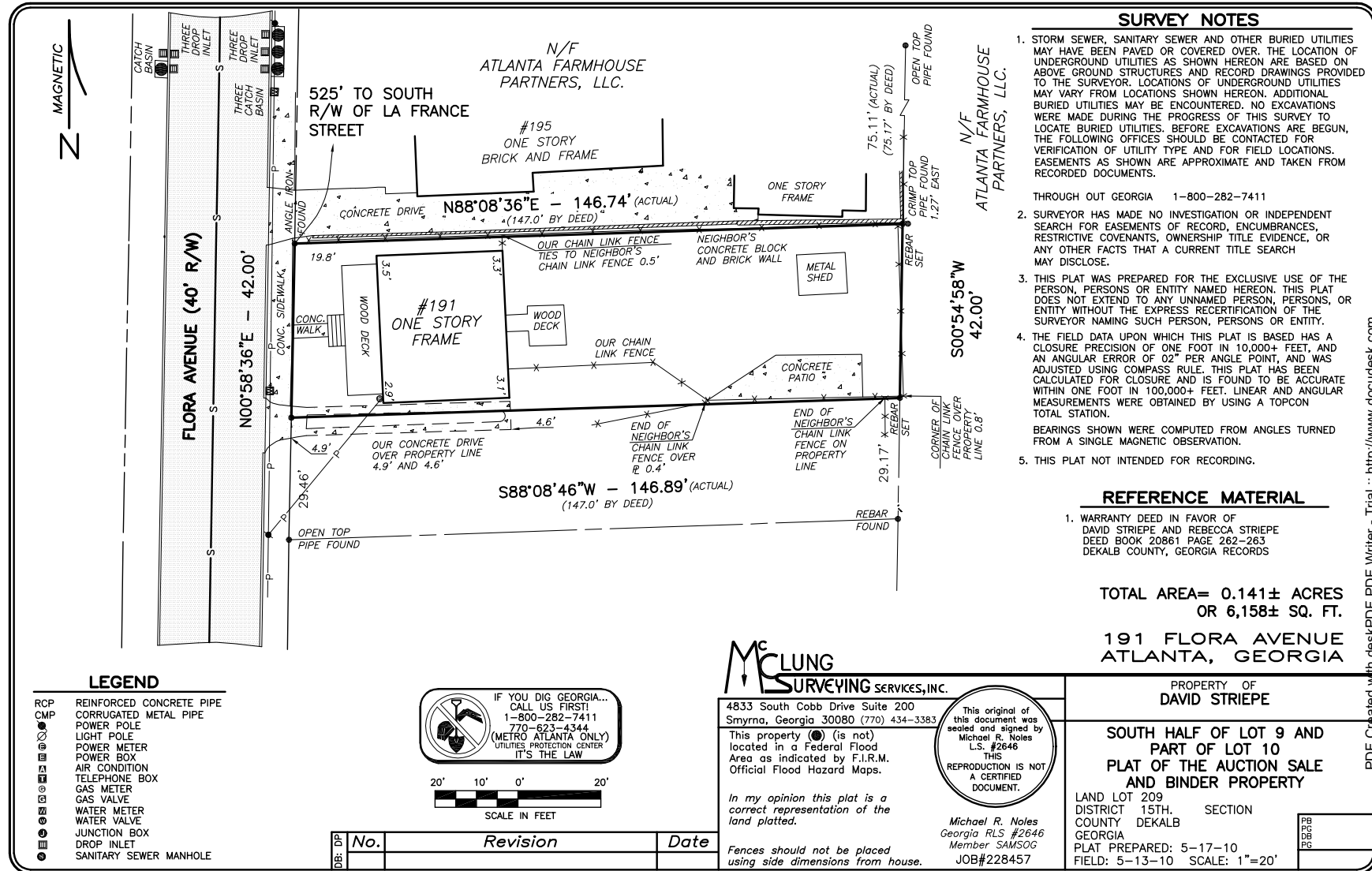
1) GET A SURVEY

- Survey should include, at a minimum: precise locations of property lines, utility locations, trees, street & sidewalk sizes and locations, topography



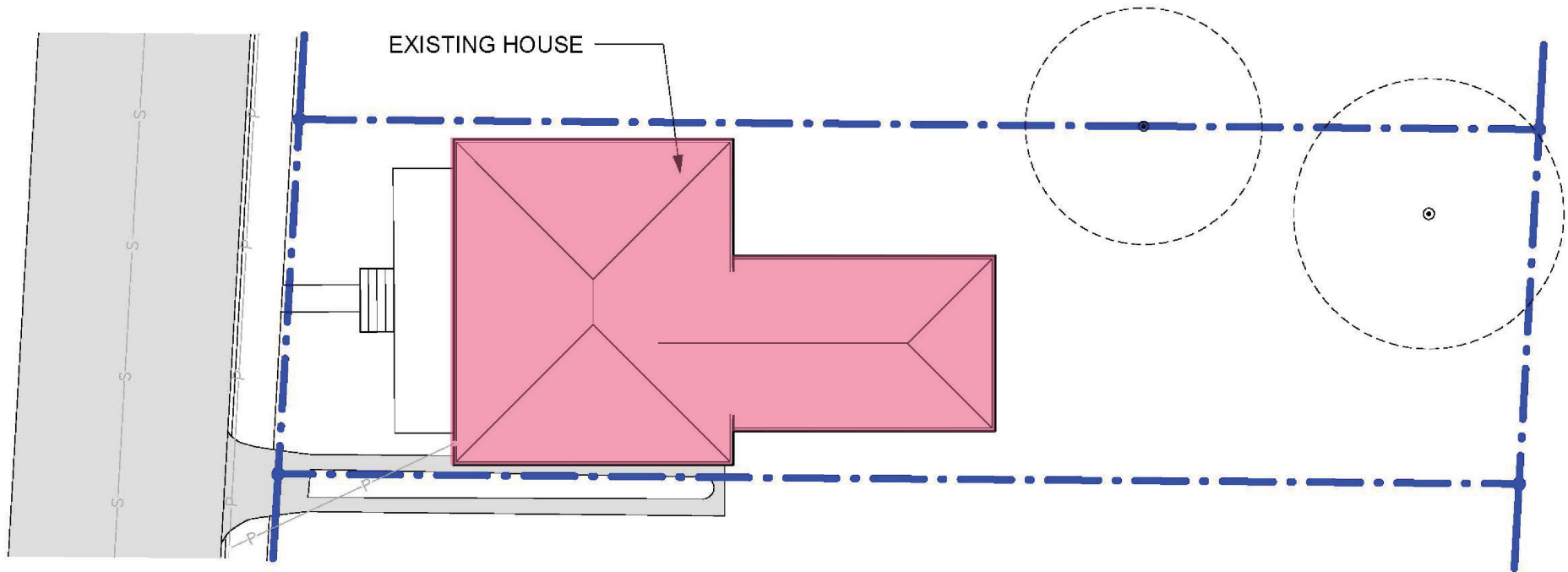
*Note: this is a simplification of a survey for graphic purposes

*ACTUAL SURVEY SHOULD LOOK LIKE THIS:



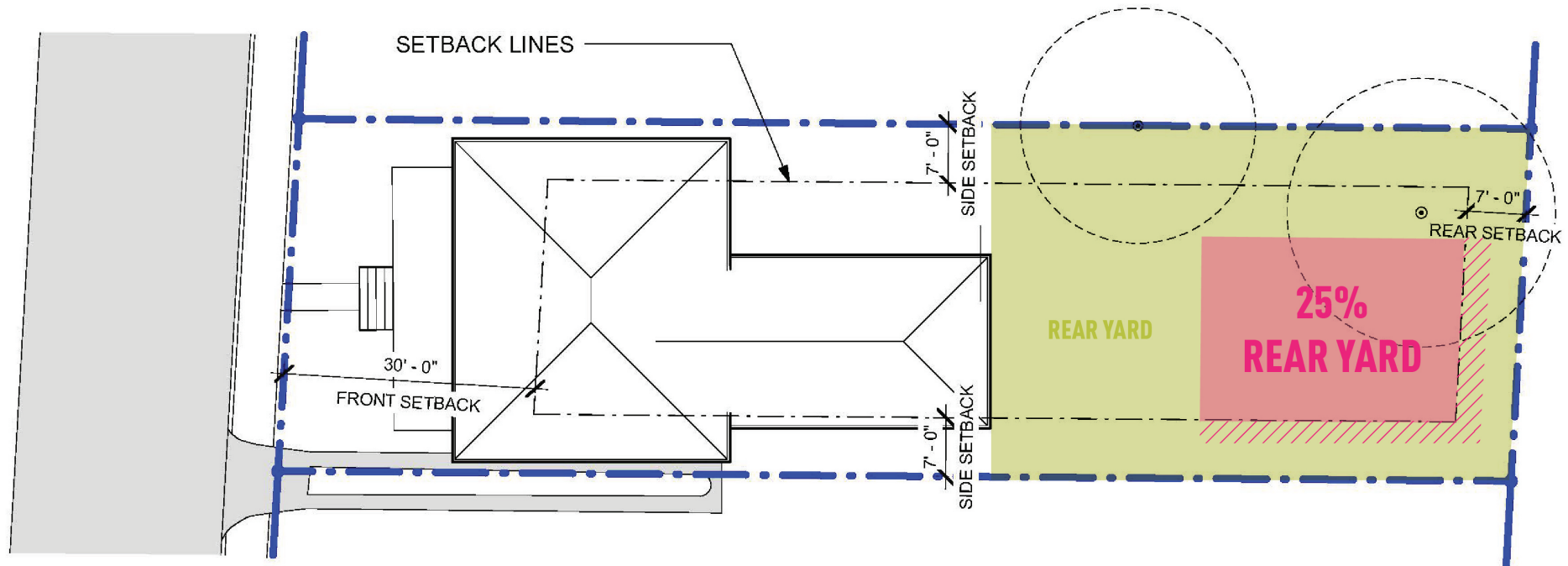
2) MUST BE “INCIDENTAL AND SUBORDINATE”

- You cannot start construction on a guest house until you start construction on a main house
- You cannot get a CO (certificate of occupancy) on a guest house until you get a CO on the main house



3) UNDERSTAND YOUR ZONING

- A guest house cannot be located in front of the main house; it must be beside or behind
- A guest house must conform to site setbacks; overhangs are allowed in setbacks
- A guest house may not exceed more than 25% of the rear yard
- Lot coverage requirements vary by zoning category



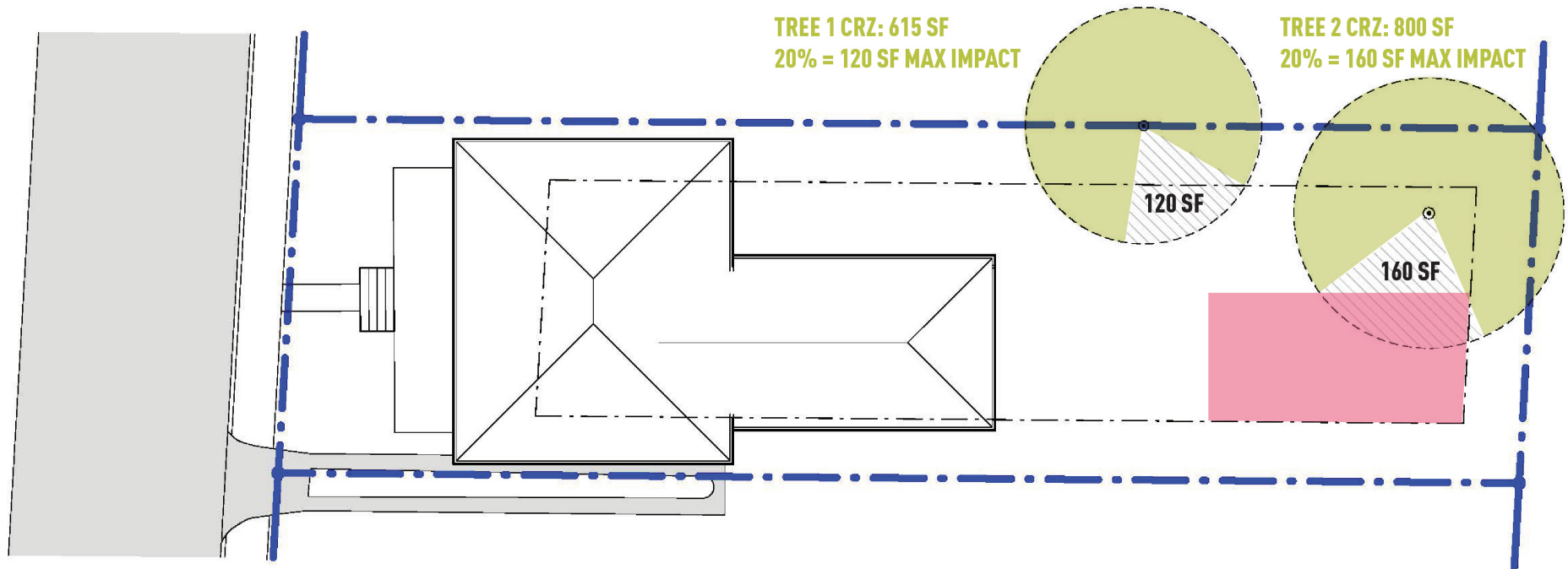
*Note: Setbacks vary by zoning category. The setbacks shown here are for category R-5

To find your zoning category: <http://gis.atlantaga.gov/>

To find your zoning requirements: https://www.municode.com/library/ga/atlanta/codes/code_of_ordinances?nodeId=PTIIICOOORANDECO_PT16Z0

4) CHECK YOUR CRITICAL ROOT ZONES

- Any hardwood tree w/ a diameter at breast height (DBH) of 6" or greater requires a permit for removal (pines 12" or greater)
- Critical Root Zone (CRZ): 1' radius for each 1" DBH of the tree
- You may not impact more than 20% of a tree's CRZ



FAQ: <http://www.atlantaga.gov/modules/showdocument.aspx?documentid=1538>

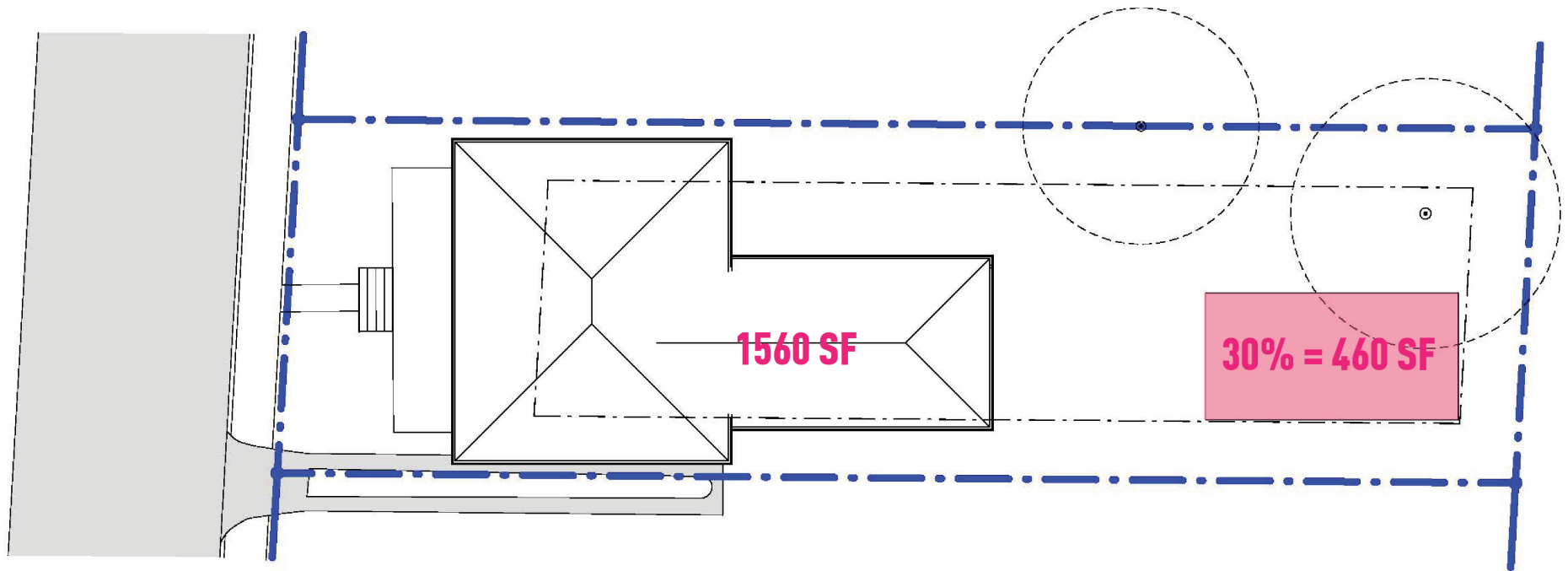
City of Atlanta Tree Protection Ordinance: <http://www.atlantaga.gov/modules/showdocument.aspx?documentid=21234>

- Extending utilities when you already have them is not as difficult
- You will need water, sewer, power & gas (but you don't need separate taps / meters)
- Remember that sewer lines run downhill when selecting your guest house location

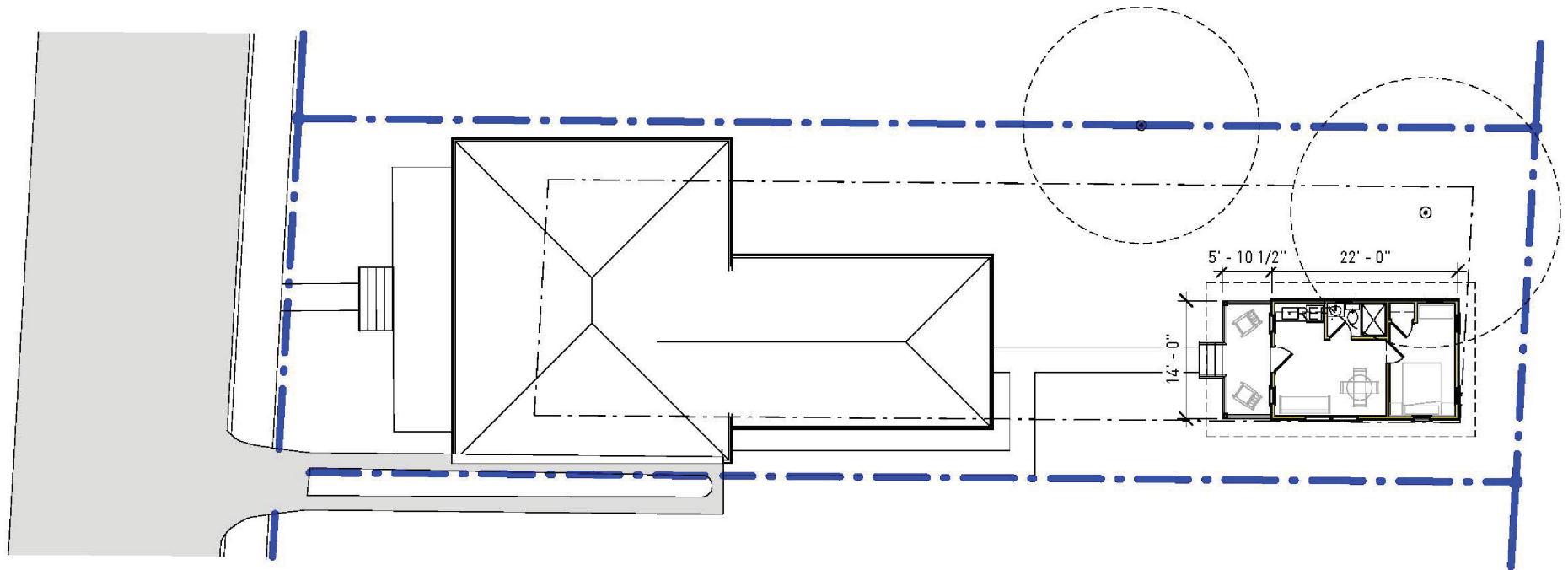


6) VERIFY SIZE LIMITS

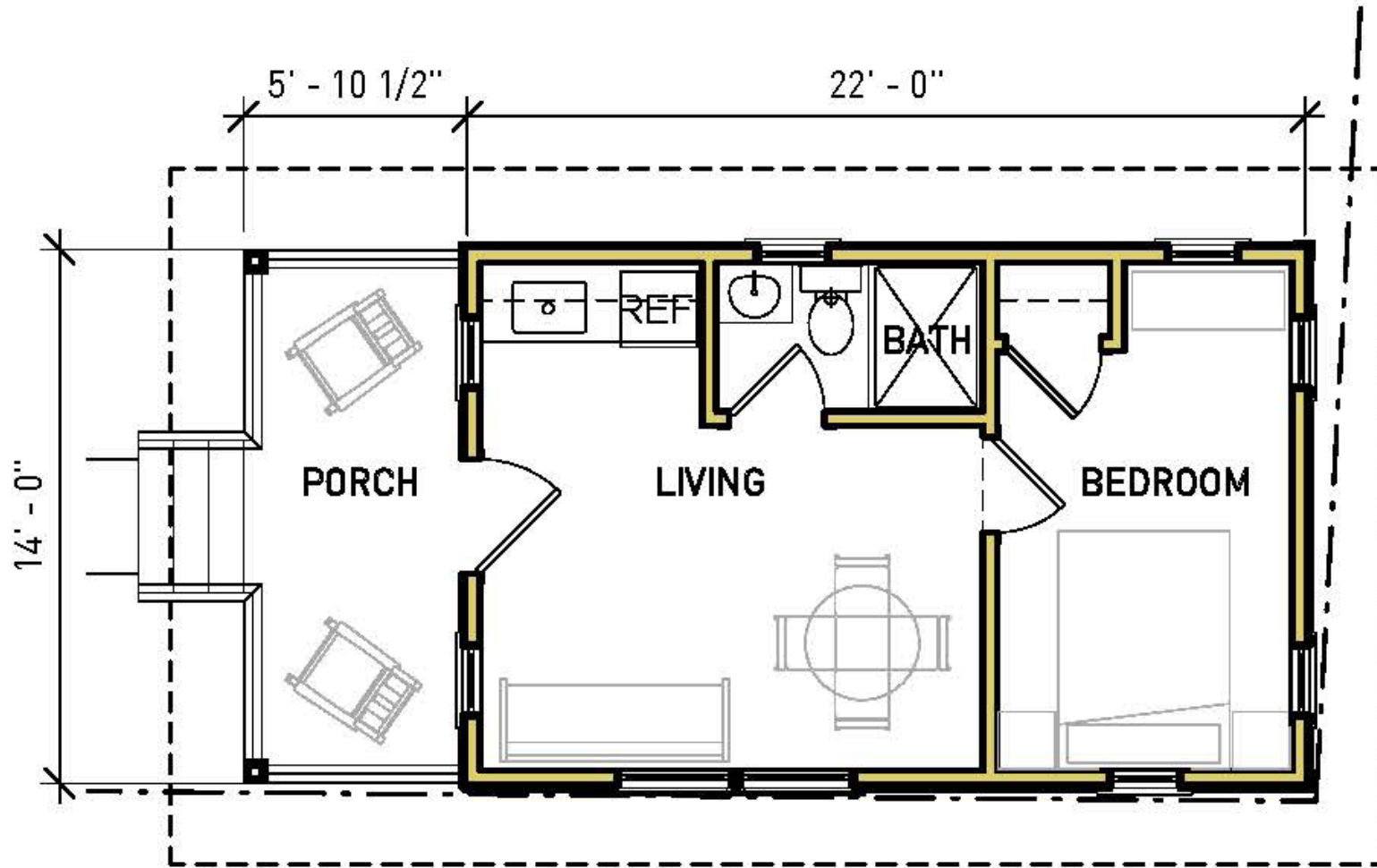
- The size of your guest house is limited to a percentage of the main house's square footage



7) SITE YOUR GUEST HOUSE

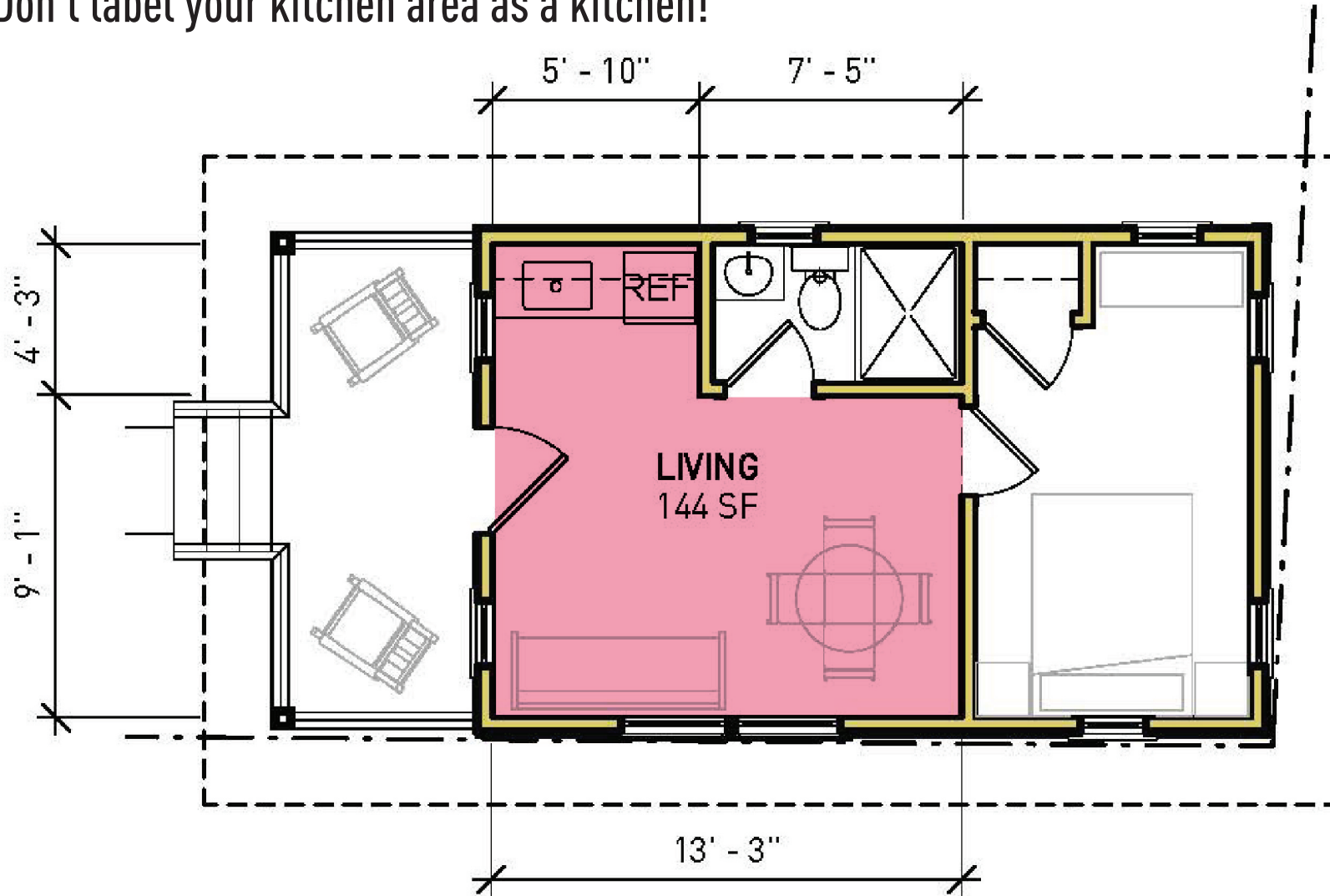


8) DESIGN YOUR GUEST HOUSE!



9) UNDERSTAND BUILDING CODE REQUIREMENTS

- One room must be at least 120 SF and 7'-0" in at least one dimension
- Guest houses are not allowed to have "independent kitchen facilities"
- Don't label your kitchen area as a kitchen!



WHAT'S A KITCHEN AND WHAT ISN'T?

- A kitchen includes a stove
- A kitchenette does not include a stove; hot plates are ok



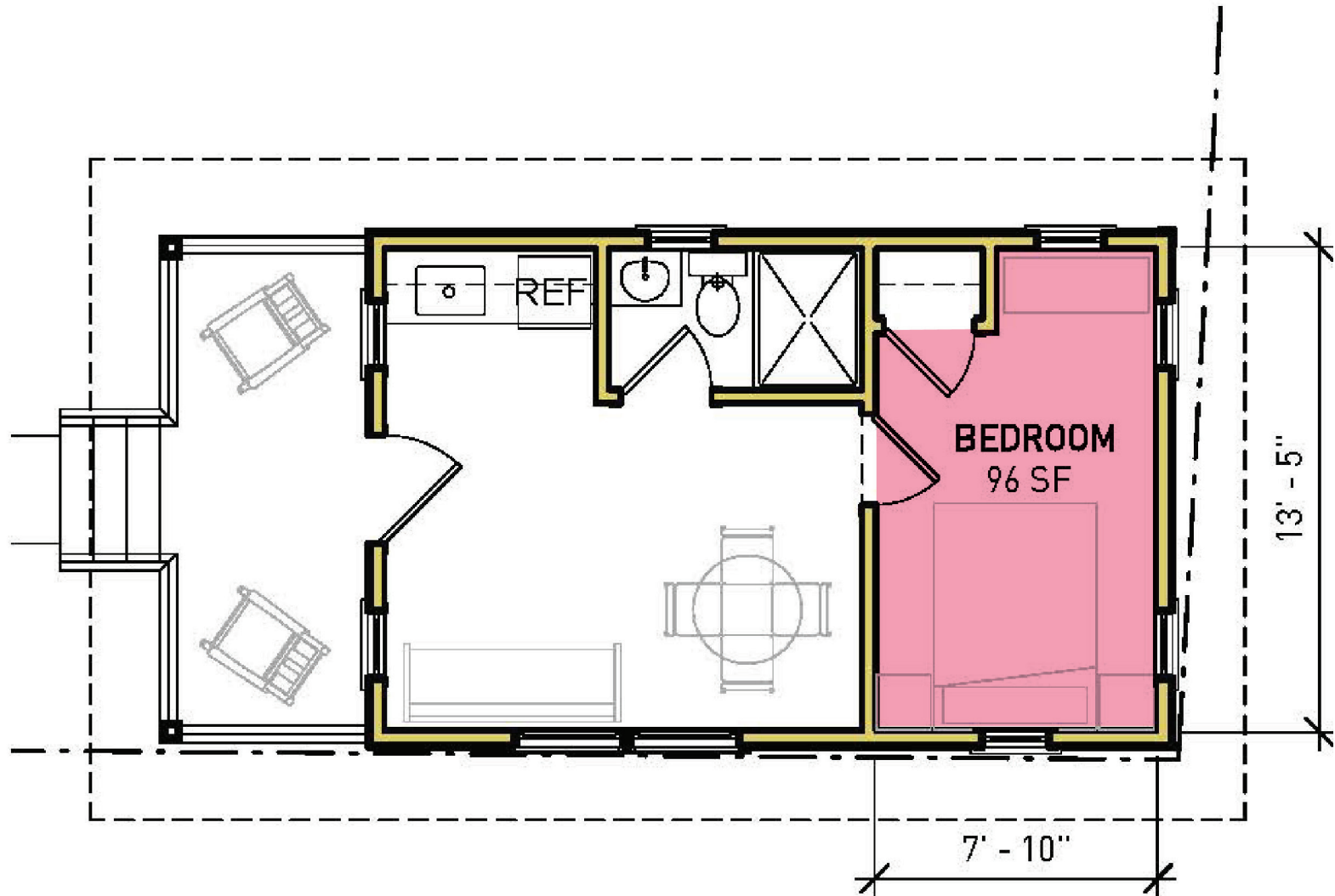
KITCHEN: not allowed!



KITCHENETTE: yay!

9) UNDERSTAND BUILDING CODE REQUIREMENTS

- The bedroom must be at least 70 SF and 7'-0" in at least one dimension



QUESTIONS?