



# **FANNIN COUNTY MOBILE HOME AND RECREATIONAL VEHICLE PARKS ORDINANCE**

**March 15, 2024**

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## 1.0 Purpose.

The purpose of this ordinance shall be to ensure that mobile home and recreational vehicle parks are located, developed, and occupied in accordance with standards and regulations which will protect the health, safety, general welfare, and convenience of the occupants of such parks as well as residents of the county.

## 2.0 Definitions.

As used in this ordinance, unless the context or subject matter clearly requires otherwise, the words and phrases defined in this section shall have the below indicated meanings; provided that, all definitions, rules, and regulations defined herein that conflict with provisions of other county ordinances, the provisions of the recreational vehicle park ordinance shall prevail.

(1) **“Glamping Tents.” outdoor camping with amenities and comforts (such as beds, electricity, and access to indoor plumbing) not usually used when camping.**

(2) **“Park Model”** means a recreational vehicle designed specifically for the placement in a recreational vehicle park to be utilized for recreational housing. Park models are distinguished from standard recreational vehicles by the lack of self-contained holding tanks. If a unit is not listed in the latest edition of the N.A.D.A Recreational Vehicle Appraisal guide as a park model, it cannot be considered a park model. Park models do not exceed 11.5 feet in width and contain 400 square feet of living space or less.

(3) **“Recreational Vehicle”** means a vehicle or portable structure built and designed to be used for temporary occupancy or travel, recreational or vacation use. Said vehicles contain plumbing, heating and electrical systems which are operated with or without connection to outside utilities. Recreational vehicles shall include, but are not limited to, campers, motor homes, camping trailers, tent trailers, fifth wheels and travel trailers. A recreational vehicle shall have a body width of no more than nine (9) feet and a body length of no more than (40) feet when factory is equipped for the road. Any units over 9 feet in width or which require a special permit from the department of transportation for moving are not considered to be recreational vehicles. The recreational vehicle may be parked next to unattached porches or decks.

A recreational vehicle is no longer a recreational vehicle if any of the following occurs:

- (1) Other buildings or rooms are attached;
- (2) If the unit is tied (strapped) down;
- (3) If wheels or tires have been removed;
- (4) Attachment of any permanent structure.

(4) **“Recreational Vehicle Site, Space or Lot”** means a plot or parcel of ground within a recreational vehicle park intended for temporary location of a recreational vehicle.

(5) **“Recreational Vehicle Park”** means a tract or parcel of land upon which two or more recreational vehicle sites are located, for occupancy by recreational vehicles as temporary living quarters for recreational or vacation purposes.

(6) **“Recreational Vehicle Park Subdivision”** means a lot or parcel of land which has been subdivided into three (3) or more recreational vehicle sites for the purpose of sale and occupancy by recreational vehicles as temporary living quarters for recreation or vacation purposes. The spaces in a recreational vehicle park are designed to remain a common piece of property. If the spaces are sold individually, then this no longer constitutes a recreational vehicle park. If any space in a recreational vehicle park is occupied by a mobile home or by a dwelling not meeting the definition of recreational vehicle, then the property no longer constitutes a recreational vehicle park. An established recreational vehicle park must remain a recreational vehicle park and may not be converted to a mobile home park. Any entity purporting to be a recreational

vehicle park or wishing to be a recreational vehicle park under any law, ordinance, rule, regulation, or standard must meet the definition of a recreational vehicle park as defined above, otherwise will be considered a mobile home park for the purposes of this article.

(7) **Property Owners Association**” means a Georgia corporation responsible for the operation and maintenance of a recreational vehicle park in which the voting membership is made up of parcel owners or their agents, or a combination thereof, and in which membership is a mandatory condition of parcel ownership, and which is authorized to impose assessments that, if unpaid, may become a lien on the parcel.

(8) **“Sanitary Station or Sanitary Dumping Station”** means a facility used for removing and disposing of waste from recreational vehicle sewage holding tanks.

(9) **“Tent”** means an enclosed structure of shelter fabricated entirely or in a major part of cloth, canvas, plastic, or similar materials used for recreational or vacation purposes. **See information on Tents, Yurts, and Glamping sites on page # 8.**

(10) **“Tiny Homes”** is typically defined as a single-family home, generally 400 square feet or less, excluding lofts. Tiny homes are built in different ways, and it is important to identify which types of tiny homes fall within the scope and application of building codes.

The four types of tiny homes are: 1. Recreational vehicles 2. Manufactured(mobile) homes 3. Residential (modular) Industrialized Buildings 4. Site-built dwellings. Regulations for each of these four types may vary, but generally, the state’s building codes only apply to tiny homes that are modular dwellings and site-built dwellings.

(11) **Mobile home/manufactured home park** means premises where three or more mobile homes/manufactured homes are parked for living or sleeping purposes, or where spaces or lots are set aside and offered for rent for use by mobile homes/manufactured homes for living or sleeping purposes, including any land, building, structure, or facility used by occupants of mobile homes/manufactured homes on such premises. This definition shall not include mobile homes/manufactured homes sales lots.

(12) **Yurts means** a circular tent of felt or skins on a collapsible framework, and now sometimes used for camping or glamping. See page # 8.

### 3.0 Conditional Use Permit Required.

A recreational vehicle park shall be permitted only upon the issuance of a Land Development permit. The owner, operator and occupants of a recreational vehicle park shall develop and use the park in strict compliance with conditions imposed by the permit.

### 4.0 General requirements.

(1) Placement of the unit on a foundation or any action toward removal of wheels of a recreational vehicle is only allowed if the RV park lot is in the ownership of the resident.

(2) Except portable awnings and screens that are attached and carried with the recreational vehicle, no external appurtenances, such as carports, decks, cabanas, porches, or patio may be attached to any recreational vehicle while it is in a park.

(3) No space within a recreational vehicle shall be rented for any purpose other than those expressly allowed in this chapter.

(4) No person, company, or corporation shall establish or modify a recreational vehicle park, including sale of individual spaces, without first complying with the provisions of this chapter.

(5) Park Model recreational vehicles are permitted in recreational vehicle parks but shall not occupy more than one-fifth (20%) of all available spaces, sites, or lots.

### 5.0 Completion Prior to Occupancy Phasing.

All required site improvements, and other conditions of the permit shall be met prior to occupancy of any site by a recreational vehicle; provide, that completion may be accomplished by phases if such phases are identified and approved in a permit. All permits required by the Georgia Environmental Protection Division, Department of Natural Resources for Sewer system and the Georgia Department of Natural Resources approved wells, must be completed and letters provided to the Fannin County Land Development prior to occupancy of any site.

#### 6.0 Recreational Vehicle Park Location Criteria.

The location of recreational vehicle parks shall be reviewed for harmony with adjoining properties and is subject to future land development requirements as may be hereinafter adopted by Fannin County in the future.

Recreational vehicle parks may only be established on property which meets the following criteria:

(1) The minimum site area of the park shall be ten (10) acres.

(2) Recreational vehicle parks may be located within the 100-year floodplain or areas considered by the county land development office to be frequently flooded if all Fannin County Land Development Rules and regulations have been met; including, but not limited to all applicable Georgia State Regulations. Nothing contained in this provision shall be deemed to suggest that only floodplain areas or areas subject to frequent flooding are to be considered for the placement of a recreational vehicle park.

#### 7.0 Design Standards.

The following are minimum design standards for recreational vehicle parks:

(1) Density.

The number of recreational vehicles permitted in a park shall not exceed a density of 20 units per gross acre. The special permit may limit density further to ensure compatibility with the surrounding areas.

(2) Spacing and Site Width.

There shall be a minimum side to side of 10 feet between vehicles and an end-to-end dimension of 8 feet. Each recreational vehicle space shall have a minimum width of twenty-four (24) feet.

(3) Site Access.

Entrances and exits to the park shall be designed for safe and convenient movement of traffic into and out of the park and to minimize friction with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavement at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within one hundred feet of the intersection of the park entrance.

(4) Parking.

At least one parking space per sale unit and an additional parking space of one per 10 sites for visitor parking shall be provided.

(5) Internal Park Roads.

All internal park roads shall be privately owned and maintained. They shall be paved. Park roads shall have a minimum improved width as follows:

(a) The main or central road through the park shall have a right of way of thirty (30) feet with a roadbed of twenty (20) feet.

(b) Secondary roads shall have a right of way of eighteen (18) feet with a roadbed of twelve (12) feet.

(6) Open Space/Recreational facilities.

A minimum of twenty (20%) percent of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space shall be accessible and useable by all residents of the park for passive or active recreation. Parking spaces, driveways, access streets, and storage area are not considered to be usable open space. The percentage requirement may be reduced to fifteen (15%) of the site if substantial and appropriate recreational facilities (such as recreational buildings, swimming pools or tennis courts) are provided.

(7) Setbacks.

No recreational vehicle or building shall be closer than 15 feet from any exterior park property line abutting a major street or 10 feet from any other exterior property line. Permanent structures within a park shall have minimum front and rear yards of 10 feet each and minimum side yards of 5 feet each. Yard space shall be measured from the wall of the building. Building yard setbacks do not supersede other more restrictive setbacks. There is a fifty-foot (50) setback from all streams in Fannin County. There may be a (100) square feet structure that is allowed by the Georgia Department of Natural Resources Environmental Protection Division, after the Notice of Termination has been filed with Georgia Department of Natural Resources Environmental Protection Division, through the website: [geos.ga.gov](http://geos.ga.gov).

(8) Utilities.

All utilities within the park shall be constructed and maintained in accordance with State and local codes.

(a) Electricity: Electricity shall be provided to each recreational vehicle site.

(b) Water: Potable, pressurized water shall be provided to each recreational vehicle site. Each water faucet or supply outlet shall be fitted with a non-removable back-siphonage prevention device. If City or County water is available within 1000 feet of the property it is required that the recreational Vehicle Park connect to that water supply. A letter of approval for the wells from the Georgia Department of Natural Resources Environmental Protection Division, must be received prior to the final plat approval and signatures.

(c) Watering Station: Each recreational vehicle park shall be provided with one or more easily accessible water supply outlets of filling recreational vehicle water storage tanks, also provided with non-removable back-siphonage prevention device.

(d) Sewer Service: Sewer services shall be provided to all recreational vehicle spaces and lots. A letter of approval for the septic system from the Georgia Department of Natural Resources Environmental Protection Division, must be received prior to the final plat approval and signatures.

(e) Sanitary Stations: In addition, each recreational vehicle park shall be provided with one central sanitary dumping station in the ratio of one for every; one hundred (100) recreational vehicle sites of fractional part thereof. Sanitary stations shall consist of at least a trapped four-inch sewer riser pipe connected to the sewage disposal system and surrounded at the inlet end by a concrete apron sloped to the drain and provided with a suitable hinged cover; and a water outlet with the necessary appurtenances connected to the water supply system to permit periodic wash down of the immediate adjacent areas. A sign shall be posted near the water, indicating that this water is for flushing and cleaning purposes only, not for drinking or potable water.

(f) Solid Waste Disposal: Refuse containers shall be placed throughout the park in convenient locations. Refuse containers must be screened from public view on three sides. The refuse containers shall be designed or placed to be resistant to bears and other wildlife. All recreational vehicle parks shall be maintained free of litter and garbage. In addition to

the refuse containers placed throughout the park, at least a large (4 yards or grater) container shall be located near the management building.

**(9) Storm Drainage:**

All storm drainage shall comply with The Fannin County Land Development Ordinance and Georgia Soil & Water regulations for erosion and sedimentation control.

**8.0 Accessory Uses.**

(1) Accessory Uses. Management buildings, reactional facilities, restrooms, showers, laundry facilities, other uses, and structure customarily incidental to operations of recreational vehicle park are deemed to be permitted accessory uses in a recreational vehicle park. In addition, grocery stores and convenience shops shall be permitted as accessory uses and are subject to the following restrictions:

(a) The parking and all buildings that are primarily related to their operations shall not occupy more than five percent of the gross of the park.

(2) All newly installed maintenance buildings, recreation and similar buildings must be permanent structures and meet all local and state building codes. If there are any per-existing buildings on said property, the same shall be noted on the initial development plan. The same may be utilized the park for purposes consistent with the ordinance.

(3) Restroom and Shower Facilities. Restroom facilities shall be provided, and each shall contain showers and toilets connected to the sewage system. The minimum number of such facilities shall be one (1) commode, one (1) hand sink and one (1) shower, for every twenty-five (25) recreational vehicle sites. If the Park is limited and restricted to self-contained vehicles, the minimum number of such facilities shall be one (1) commode, one (1) hand sink and one (1) shower, for every fifty (50) recreational vehicle sites.

**9.0 Park Administration.**

The owner(s) of a recreational vehicle park shall be responsible for the development and maintenance of the park in strict conformity with the approved plan and conditions exclusive use permit, and all applicable laws and ordinances. Each park shall have a manager or security personnel available 24 hours per day, seven days per week.

**10.0 Recreational Vehicle Park Application Procedure.**

(1) The applicant shall make an application to the Fannin County Land Development Officer, on forms provided by the county. All park plans shall be submitted to the Fannin County Land Development accompanied by an application fee of \$ \$1000.00.

(2) The applicant shall provide three copies of a site plan which shall be drawn to scale and shall be clear and precise. If necessary, the site plan can consist of more than one (1) drawing. The site plan shall contain, but is not necessarily limited to the following:

- (a) Name of the proposed development owner and operator, with addresses, phone numbers, email addresses, the name of proposed recreational vehicle park;
- (b) Legal description of the subject tract of land;
- (c) Name, address, email address and phone number of the person or firm preparing the site plan;

- (d) Scale of the drawing and north arrow;
- (e) The area and dimensions of the tract of land;
- (f) The maximum number, size and location of all recreational vehicle spaces that would be incorporated;
- (g) The location and width of all streets
- (h) The location of service buildings, management offices, sanitary stations, recreation areas, and any other proposed facilities or structures;
- (i) Location of all utility easements;
- (j) Specifications of the water supply, sewage disposal, electrical supply, and refuse collections systems;
- (k) Drainage plan (may be submitted on a separate drawing).
- (l) Topography at least two (2) feet contour intervals in spaces or lots, and contour intervals of ten (10) feet in other areas;
- (m) Vicinity maps.

#### **11.0 Sale and Ownership of Individual Spaces, Sites, and Lots.**

Recreational Vehicle Park spaces, sites, or lots may be sold and owned by individuals under the following permit conditions.

- (1) The original developer of any such park shall establish a property owners' association as a Georgia corporation for the express purpose of future operation and maintenance of the facility with authority to determine and collect fees from property owners.
- (2) In any recreational vehicle park where lots, spaces, or sites are sold (individually owned), the water and sewage disposal system must be permitted, regulated, and approved by the Georgia Department of Natural Resources Environmental Protection Division, a letter of approval shall be provided, and before any final plats are signed by the Fannin County Land Development Officer or Fannin County Commission Chairman.
- (3) Sewage treatment and disposal systems regulated by the Fannin County Board of Health and the Georgia Department of Public Health, are not permitted unless the recreational vehicle park consists of one common piece of property and only leases spaces, sites, or lots.

#### **12.0 Glamping, Tent, and Yurt Rentals**

1. Glamping, tenting areas and yurts that were properly established before the enactment of this ordinance are grandfathered.

2. No new development of properties for glamping, tent campground and or yurt only facilities rental areas, subsequent to this ordinance are authorized.

#### **13.0 Tiny Homes**

Tiny Home Parks will be required to follow all the regulations as the recreation park ordinance, to include Erosion and Sedimentation plans. Plans must be submitted to the Fannin County Land Development Office and reviewed by the Planning Commission

#### **14.0 Procedures for development of mobile home/manufactured home parks.**

All mobile home/manufactured home parks developed after adoption of the ordinance from which this article is derived shall meet the following site plan requirements:

- (1) ***Site plan approval required.*** All mobile home/manufactured home park developments shall require site plan approval by Land Development Officer accordance with the procedures and requirements established herein, it then will be presented to the Planning Commission for further review. Site plans required herein for the placement of three or more residential units shall contain the seal of a Georgia registered engineer or surveyor. No building permits shall be issued for sites within any development until final approval is granted subject to all park plan requirements.
- (2) ***Park plans submittal requirements.*** All park plans shall be submitted to the Fannin County Land Development Office accompanied by an application fee of \$1000.00 and shall contain the following information:
  - a. The name of the proposed park, name, address, email address, and telephone number of the applicant and owner.
  - b. Location map and legal description of the mobile home/manufactured home park; north point (designated magnetic or true).
  - c. Complete plans to scale of one-inch equals not more than 100 feet and specifications of the proposed park showing:
    1. The area and dimensions of the tract of land, including topographic data at a contour interval of not more than five or an interval appropriate for decision-making on the tract; and including the location and type of soils on the tract. A statement of accuracy signed by surveyor or engineer as applicable.
    2. The number, location, and dimensions of all mobile home/manufactured home lots.
    3. The location, width, and name of all streets shall be indicated; and no street names designated on the park plan submitted shall be redundant with the name of a legally existing street within Fannin County and approved by the E-911 Addressing Department.
    4. The location and size of drainage mechanisms proposed, including the size of each application drainage area.
    5. The location of service buildings and other proposed structures.
    6. The location of water and sewer lines and riser pipes.
    7. Plans and specifications of the water supply , refuse and sewage disposal facilities.
    8. Plans and specifications of all buildings constructed or to be constructed within the mobile home/manufactured home park.
    9. The location of all streetlights.
    10. The location of bulk refuse containers, perimeter walls, and park identification signs.
    11. A soil erosion and sedimentation plan meeting the requirements of the Soil Erosion and Sedimentation Act.
    12. Certification from the appropriate authority on water and sewer acceptability. Accompanied by letters of approval from the Georgia Department of Natural Resources, Environmental protection Division.
- (3) ***Development compliance.*** All required improvements, according to the site plan approved by the Planning commission, shall be installed in each park phase before the issuance of building permits.



**Mobile home/manufactured home parks regulations.**

- (a) *Soil and ground cover requirements.* Exposed ground surfaces in all parts of every mobile home park shall be paved, or covered with stone, or other solid material, or protected with a vegetative growth that can prevent soil erosion and eliminating objectionable dust.
- (b) *Location and frontage.* A mobile home/manufactured home park development shall be located on property with a minimum frontage of 100 feet on a public street.
- (c) *Site drainage requirements.* The ground surface in all parts of every mobile home/manufactured home site shall be equipped to drain all surface water in a safe, efficient manner. All lots shall comply with the flood damage prevention ordinance of Fannin County.
- (d) *Streets.* All mobile home/manufactured home parks shall contain a street system designed to provide convenient circulation within a park and shall have unobstructed access to public streets or highway. The following requirements shall apply to the development of the park system:
  - (1) All internal streets shall be provided with a paved surface, having a minimum width of 20 feet, which shall be durable and well-drained under normal weather conditions, and designated by street signs, meeting the approval of the public works director.
  - (2) All cul-de-sacs shall be constructed with a minimum 100-foot radius.
  - (3) All park streets shall always be maintained in a state of good repair by the owner(s) of the park.
  - (4) Street design, base preparation, and surface construction materials shall meet the requirements of the county street and road standards. Written approval of the street system by the land development officer shall be required before the first building permit is issued.
- (e) *Off-street parking requirements.* A minimum of two off-street spaces per lot shall be provided in all mobile home/manufactured home parks for the use of park occupants and guests.
- (f) *Lot area and width.* A mobile home/manufactured home park development shall have a minimum area of 10.0 contiguous acres. Individual unit spaces shall be in conformance with not less than a 100-foot minimum width at the building setback line and not less than 100 feet of frontage on any adjacent streets; except for cul-de-sac lots, which shall have a minimum street frontage of 30 feet.
- (g) *Recreation and other community facilities.* Ten percent of the total area of the development shall be devoted to recreation and other community use facilities for those mobile home/manufactured home parks containing 25 units or 20 or more acres.
- (h) *Setbacks required.*
  - (1) No mobile home/manufactured home or accessory building or structure shall be located closer than 50 feet to any mobile home/manufactured home park perimeter property boundary.
  - (2) Each mobile home/manufactured home shall be set back from any other mobile home/manufactured home by at least 40 feet.
  - (3) There shall be a minimum distance of 35 feet between any individual mobile/manufactured home and an adjoining street, common parking areas or other common areas.
  - (4) On-site septic systems shall be allowed to extend into all setback areas, provided a minimum 25-foot setback is maintained from the park perimeter.
- (i) *Perimeter buffer required.* An undisturbed buffer consisting of trees and other vegetation, at least 50 feet in width, shall be maintained around the entire exterior perimeter of a mobile/manufactured home park. Provided, however, any underground utilities may be placed within this buffer, but no closer than 25 feet from the perimeter park boundary. The property owner shall be responsible for the maintenance of the buffer, which shall be so maintained as to present a neat and orderly appearance and shall be kept free from refuse and debris.
- (j) *Lighting.* All mobile home parks shall have lighting of appropriate height, spacing, and intensity so that each mobile home/manufactured home site's access and parking is appropriately illuminated. Mercury

vapor, LED, or high-or low-pressure sodium lights of not more than 200 feet intervals with a minimum height of 18 feet.

- (k) **Water supply.** All mobile/manufactured home parks shall be required to provide an adequate, safe, and potable supply of water that is easily accessible for maintenance, meeting the following minimum requirements:
- (1) **Public water supply.** All mobile home/manufactured home parks shall connect to an existing public water system if such system is located within 1,000 feet of the proposed park. The availability and adequacy of a public water supply shall be confirmed by the applicable agency having jurisdiction. If the public water supply is determined to be unavailable or inadequate for service, a Georgia Department of Natural Resources, Environmental Protection Division approved well must be in place.
  - (2) **Community water system.** If a single well is proposed to serve 15 or more service connections, or 25 or more persons, then such well and water distribution system must meet the standards for a Community Water System in accordance with the Rules of Georgia Department of Natural, Environmental Protection Division, Chapter 391-3-5, "Rules for Safe Drinking Water," as amended.
- (l) **Sewage disposal and treatment.** All mobile home/manufactured home parks shall be required to provide either:
- (1) A public or community sewage treatment system approved by the appropriate governing agency; or
  - (2) An on-site sewage management system approved by the Fannin County Health Department.
- (m) **Electricity.** All electrical installations shall meet the requirements of the current National Electrical Code, as amended.
- (n) **Refuse collection facilities.** Each mobile home/manufactured home park shall be provided with a sanitary method of solid waste collection and disposal. Collection facilities shall be either in the form of bulk containers (dumpsters) or individually covered refuse containers distributed throughout the park, equipped with tightfitting covers, having a capacity of 30 gallons or more for each occupied lot. Bulk containers shall be required in all parks of more than ten units, with a minimum of four cubic yards per ten units. Bulk containers shall either be screened or located to remain hidden from the public right-of-way, enclosed within a minimum four-foot-high chain link fence, and placed upon concrete pads, extending at least 2 foot around each container perimeter. If individual containers are utilized, stands must be provided to hold the refuse containers upright. Collection services shall be provided at least once weekly and conveyed to the nearest approved transfer station. Refuse areas shall be maintained in a clean, sanitary manner so as not to attract, harbor, or breed insects, rodents or any manner of vermin or pest.
- (o) **Service buildings.** Accessory structures and community service facilities are hereby permitted for the convenience and well-being of park residents. Such structures shall conform to the following codes as amended, and may include, but are not limited to the following uses:
- International Building Code (2) International Residential Code for One- and Two-Family Dwellings (3) International fire Code (4) INTERNATIONAL Plumbing Code (5) International Mechanical Code (6) International Fuel Gas Code (7) National Electric Code (8) International Energy Conservation Code.
- (1) Park management offices, repair shops, and storage.
  - (2) Community sanitary facilities.
  - (3) Community postal facilities.
  - (4) Indoor community recreation areas.
  - (5) Commercial uses supplying essential goods or services for park residents only.
- (p) **Signs.** The following no flashing and nonanimated signs are permitted under the conditions specified:

- (1) *Park identification sign.* One Park identification sign per entrance shall be permitted not to exceed 24 square feet in area for the purpose of denoting the name of the mobile home park.
- (2) *Mobile home identification sign.* One identification sign not exceeding one square foot in area shall be permitted for each unit. The sign shall indicate the address of the unit.

No sign shall be located to impede vehicular visibility at any intersection of street lines with one another or the edge of driveways with street lines.

- (q) *Restrictions on occupancy.* A mobile home/manufactured home shall not be occupied for dwelling purposes unless it has met the installation requirements in section 14.0 upon inspection by the building inspector.

**Enforcement:**

If the Fannin County Land Development Officer or Fannin County Code Enforcement Officer determines that there has been a violation within Ordinance, they shall notify the property owner of the violation. Said notification shall be provided verbally if the owner is present at the time that the violation is identified. Said notification shall be supplied by means of a telephone call if the owner is not present. Said notification shall be supplemented by a written notification to the owner forwarded to the name on the building permit, preliminary plat or as appearing on the tax records of the Tax Assessors of Fannin County, Georgia. Said notice shall be forwarded via certified mail, return receipt requested. A log of verbal or telephone notices shall be maintained by said office. A copy of any notification, together with the receipt for mailing and receipt of claiming of certified mail or email shall be maintained by the Office. If any mailing is returned unclaimed the same shall be maintained by the Office unopened, as the same was returned from the United States Post Office.

Said notice shall further provide:

- i) The time for the correction of the violations.
  - ii) The measures required to correct the violations.
  - iii) The summons resulting from said violations.
  - iv) The fine that will result from failure to correct the indicated violations.
  - v) All stop work orders.
  - vi) A statement that each day that the violation continues can be deemed to be a separate and ongoing offense.
- b.) **Stop Work Order:** The Fannin County Land Development Officer shall be authorized to issue a “Stop Work Order.” Said order shall be given in the manner outlined in “Stop Work Order” can be delivered verbally and be immediately effective. Said verbal “Stop Work Order” must be followed with written notification.
- c.) **Summons.** The Fannin County Land Development Officer or Fannin County Code Enforcement Officer is authorized to impose is accusation/summons for failure to comply with the terms of this Ordinance. A fine of up to five hundred (\$500.00) per day for each violation may be imposed. Failure to obtain a Building Permit prior to beginning construction will result in a fine up to ten (10) times of the Building Permit fee. The Chairman of the Fannin County Board of Commissioners shall be notified before any fine is levied or imposed. The Fannin County Land Development Officer shall provide written notification (according to the same procedure outlined above) to the property owner of the imposition of any accusation/summons. Said notice shall also contain written notification of the right of appeal and the procedure for appeal.

