

## FREQUENTLY ASKED QUESTIONS

- **WHAT IS THE MINIMUM BUILDING LOT SIZE IN TOWNS COUNTY?**

Answer: The minimum building lot size varies.

- A. The current minimum building lot size is  $\frac{3}{4}$  acre, if the lot has city or county supplied water.
- B. The current minimum building lot size is one acre if the lot or tract of land has water supplied by a spring or well.
- C. The minimum building lot size is one acre if the lot or tract of land is above 2200 ft. elevation.

- **ARE THERE EXCEPTIONS TO THE CURRENT MINIMUM BUILDING LOT SIZE?**

Answer: Yes. Lots or tracts of land platted and recorded prior to May 1, 2001.

- **WHAT IS A MOUNTAIN PROTECTION PERMIT?**

Answer: A permit required to be obtained, prior to ANY land disturbance occurring on lots or tracts of land above the 2200 ft. elevation.

- **DOES TOWNS COUNTY REQUIRE A MINIMUM SQUARE FOOTAGE FOR RESIDENTIAL HOME CONSTRUCTION?**

Answer: No. The county has no minimum square footage requirement on residential homes. However, subdivision lots may have a recorded covenants/restrictions that dictate minimum square footage.

- **WHAT ARE THE REQUIRED MINIMUM BUILDING SETBACKS?**

Answer: The minimum front setback is 20 foot, (measured from the right/away). Side minimum set back is 10 foot from side property lines. The rear minimum set back is 20 foot from rear property line, (25 foot on subdivision lots)

- **ARE PERMITS REQUIRED FOR OUT BUILDINGS, (STORAGE BUILDINGS, GARAGES, CARPORTS, POLE BARN, SHOPS, ETC.) IN TOWNS COUNTY?**

Answer: Yes. Any outbuilding of 120 square foot or larger. (Example: any buildings 10'x12' or larger)

- **WHO DO I SPEAK TO ABOUT OBTAINING A SEPTIC PERMIT?**

Answer: You call the Environmental Office at 706-896-8873 to inquire about septic permits.

- **DOES TOWNS COUNTY PERMIT TINY HOMES?**

Answer: Yes. Towns County does allow tiny homes to be placed on a building lot in the county. However, most subdivision lots in the county prohibit tiny homes through covenants and restrictions.

- **WHAT TYPE OF TINY HOMES ARE ALLOWED?**

Answer:

- A. Small stick built dwellings built to the 2018 IRC codes.
- B. ANSI 119.5 certified park models
- C. NOAH certified park models
- D. HUD certified tiny homes

- **DO I NEED A GEORGIA DEPARTMENT OF NATURAL RESOURCES NOI PERMIT?**

Answer: Yes, if you are building a home on a subdivision lot, approved, platted, and recorded after August 1, 2000, or if you disturb more than an acre of land.

- **WHERE DO I OBTAIN A GEORGIA DEPARTMENT OF NATURAL RESOURCES NOI PERMIT?**

Answer: <https://epd.georgia.gov>

Complete process of submitting a Notice Of Intent using GEOS.

- **IF I OWN PROPERTY IN TOWNS COUNTY, GEORGIA, CONSISTING OF SEVERAL ACRES CAN I SUBDIVIDE IT?**

Answer: Yes, you can divide it. You can divide it up to 3 times without **BEING REQUIRED TO MEET SUBDIVISION REGULATIONS.**

- **CAN I PUT A CAMPER OR (RV) RECREATIONAL VEHICLE – FACTORY BUILT WITH HOLDING TANKS ON A BUILDING LOT/TRACT IN TOWNS COUNTY/**

Answer: Yes – (with requirements)

- A. A RV electrical pedestal permit is required to obtain power.
- B. A septic tank must be installed and available for camper/RV to connect to with the environmental office approval.
- C. A 911 address request form must be filed/completed with RV pedestal permit application.

- **CAN I PUT MORE THAN ONE CAMPER ON A LOT OR TRACT?**

Answer: No, unless you meet the RV Park (campground regulations)

- **DO I NEED A PERMIT IN TOWNS COUNTY, IF I WANT TO PUT A MOBILE HOME ON A LOT?**

Answer: Yes, a permit is required for a mobile home.

- **WHAT ARE THE BUILDING PERMIT, ELECTRICAL PERMIT, MOBILE HOME PERMIT, AND MOUNTAIN PROTECTION PERMIT FEES?**

Answer: The fee schedule can be found on the Building Department page of the Towns County Government Website.

- **WHAT HAPPENS IF ONE FAILS TO GET THE PROPER PERMITS, PRIOR TO THE PROJECT BEGINNING?**

Answer:

- A. Stop Work Orders will be issued.
- B. Permit Fees are doubled.
- C. Citations may be issued.

- **ARE ELECTRICAL PERMITS REQUIRED FOR INSTALLATION OF GENERATORS?**

Answer: Yes, an electrical permit is required.

- **ARE ELECTRICAL PERMITS REQUIRED FOR THE INSTALLATION OF SOLAR PANELS?**

Answer: Yes, an electrical permit is required.

- **WHAT IS THE MINIMUM ACREAGE REQUIRED FOR THE FOLLOWING?**

Answer:

- A. Comprehensive Housing (Duplex, Multifamily Units, or Condominiums) 3 acres minimum. (sec. 40-110)
- B. Cluster Home Developments, 7 acres minimum. (sec. 40-110)
- C. Mobile Home Parks, 5 acres minimum. (sec. 27-50)
- D. Recreational Vehicle/Travel Trailer Parks, 5 acres minimum. (sec. 27-50)

- **WHAT ARE THE REQUIREMENTS FOR COMPREHENSIVE HOUSING UNITS, CLUSTER HOME DEVELOPMENTS, MOBILE HOME PARKS, AND RECREATIONAL VEHICLE/TRAVEL TRAILER PARKS.**

Answer: The requirements can be found under the county ordinances (municode) on the ordinance page of the website [www.townscountyga.org](http://www.townscountyga.org). All require site plan approval of the Planning Commission.