



Established 1771

**CHATHAM COUNTY COMMISSIONERS**

Jim Crawford, Chairman  
Mike Cross, Vice Chairman  
Diana Hales  
Karen Howard  
Walter Petty

**COUNTY MANAGER**

Charlie Horne

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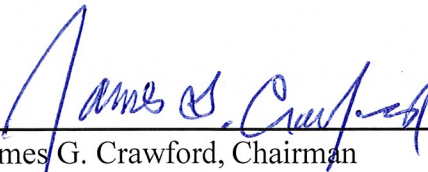
**AN ORDINANCE AMENDING THE IMPACT FEE ORDINANCE  
OF CHATHAM COUNTY**

**WHEREAS**, the Chatham County Board of Commissioners has considered an amendment to the Chatham County Impact Fee Ordinance, as described in Attachment A, and finds that it is reasonable and public interests are furthered; and

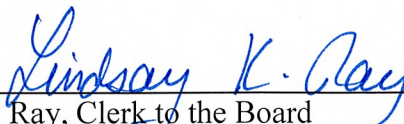
**BE IT ORDAINED**, by the Board of Commissioners of Chatham County as follows:

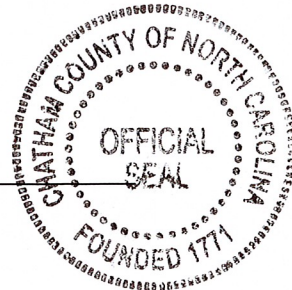
1. The amendment to the Chatham County Impact Fee Ordinance described in Attachment A are approved.
2. This ordinance shall become effective upon its adoption.

Adopted, this the 15th day of December, 2014.

  
James G. Crawford, Chairman  
Chatham County Board of Commissioners

ATTEST:

  
Lindsay K. Ray, Clerk to the Board  
Chatham County Board of Commissioners



## ATTACHMENT A

### Impact Fee Ordinance Text Changes

#### Existing Language

~~Accessory Dwelling Unit A guest house, garage apartment, in-house apartment, a dwelling unit that is smaller than the principal residential dwelling, but is secondary and incidental to the principal residential use of the property. The accessory dwelling unit is situated on the same lot as the principal residence and may be located within the principal residence or in a separate building. An accessory dwelling unit shall contain no more than 1,000 square feet of heated space and shall not be larger than 2/3 the size of the heated space of the principal residence, whichever is less. An accessory dwelling unit may not be the residence of more than two adult occupants. An accessory dwelling unit must be constructed at the same time as, or subsequent to, the principal residential dwelling unit.~~

#### Proposed

*Accessory Dwelling Unit (i.e. guest house, pool house, garage apartment, in-house apartment) -An accessory dwelling unit that is smaller than the principal residential dwelling. The accessory dwelling unit is situated on the same lot as the principal residence and may be located within the principal residence or in a separate building with a separate access. The accessory dwelling unit is restricted to 1,500 square feet of heated living space. The use is to conform to the character of the existing structures and neighborhood, i.e. mobile homes are not allowed as an accessory dwelling unit on lots smaller than 80,000 square feet.*