

ORDINANCE NO. 24-019

**TO AMEND THE CITY OF AUBURN
CODE OF ORDINANCES
SECTION 15.34.030 CLOSING GARAGES PERMITTED**

WHEREAS the City has adopted certain construction standards and regulations for garages on residential properties within the City limits; and

WHEREAS certain citizens have expressed concern about the current prohibition on enclosing existing garages to improve the value of their property and make affordable living space; and

WHEREAS it is in the best interest of the health, safety and welfare of the citizens of the City to permit City residents the most use of their private property;

NOW THEREFORE the Council of the City of Auburn hereby ordains that Section 15.34.30 of the City Code of Ordinances is hereby deleted and the following is substituted in its place:

15.34.040 CLOSING GARAGES PERMITTED

The owner of a single-family home in areas zoned R-100 or AG may enclose an existing residential attached garage to convert to living space, with proper permitting and structure. This shall only be allowed in homes in areas zoned R-100 or AG, with existing attached garage, of one or two car capacity. Under no circumstances shall garage enclosure be permitted in PUD, PSV, or CCD districts. In no case shall a garage be enclosed where the driveway length is less than 20 (twenty) feet from the sidewalk or road frontage to edge of the home. No one shall enclose or alter an existing attached garage without first obtaining proper permitting, to include but not limited to site inspection and environmental health inspection and construction inspection. No plumbing facilities may be installed in the process of the garage enclosure. The garage enclosure must be constructed to match other portions of the home, exterior and interior. The garage enclosure must include in the construction, windows, and siding to match the remaining exterior of the home. The garage enclosure must have the minimum insulation and wiring to conform with the standards set forth in the International Residential Building Code in place at the time of issuance of the permit. The garage enclosure shall have access by doorway(s) to the main dwelling and may not be used for short-term or long-term rental purposes. The garage enclosure must have proper egress to conform with fire safety standards.

Conflict

All ordinances or parts of ordinances which conflict with this ordinance and the applicable code are hereby repealed.

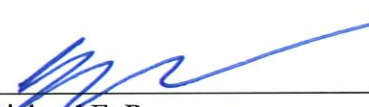
Effective Date

This ordinance and the authority granted by and through it shall become effective immediately upon its adoption by the Mayor and Council of the City of Auburn, Georgia.

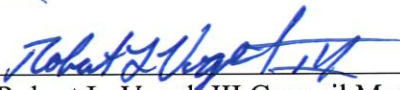
Severability

If any portion of this ordinance is determined to be unconstitutional or invalid, the rest and remainder of the ordinance shall remain in full force and effect, as if enacted without the portion declared unconstitutional or invalid.

SO ORDAINED this 12 day of December, 2024.



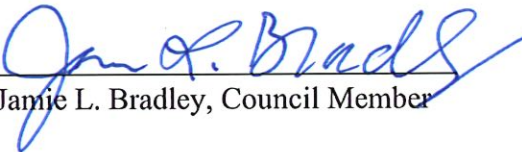
Mayor Richard E. Roquemore




Robert L. Vogel, III Council Member



Taylor J. Sisk, Council Member

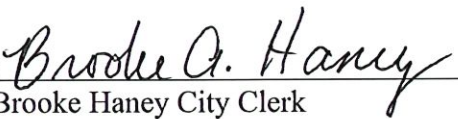


Jamie L. Bradley, Council Member



Joshua Rowan, Council Member

ATTEST:

By: 

Brooke Haney City Clerk

