

## ***ARTICLE XVII. MANUFACTURED HOUSING***

### **Sec. 20-936. Purpose.**

- (a) The purpose of this article is to provide standards and regulations to protect the health, safety and general welfare of the residents of the county. The county recognizes that manufactured housing meets the need for affordable housing in a general residential environment and is compatible with site-built housing if developed in accordance with comparable standards.
- (b) These regulations shall govern the use and operation of all manufactured homes on single lots within the unincorporated area of the county. Manufactured homes meeting the definition of dwelling, single-family, shall be permitted in all residential districts subject to the requirements and limitations set forth in this chapter which are applicable to manufactured homes and the requirements and limitations applying generally to residential use in such zoning classifications or districts, including minimum lots, yard and building spacing, percentage of lot coverage, off-street parking requirements and approved foundations as described herein.

(Ord. of 7-13-1999(02), art. XVII, § 17-1)

### **Sec. 20-937. Utilities.**

Utility services such as water (unless the property is only served by well), gas, sewer and electricity shall not be provided to any manufactured home until the building inspector determines that the requirements of this chapter have been met, by conducting a final inspection and by granting final approval. Upon final approval, the building inspector shall allow the provision of electricity to the manufactured home.

(Ord. of 7-13-1999(02), art. XVII, § 17-2)

### **Sec. 20-938. Tax decal requirements.**

Every person, firm, corporation, or other entity holding title to or possessing a manufactured home that is placed or located within the limits of the county shall report the location of, and obtain a tax decal annually for, the manufactured home, from the county tax commissioner, no later than May 1 of each year. Such location decal shall be designed in such manner and affixed to the manufactured home in such manner as to cause it to be easily visible for inspection.

(Ord. of 7-13-1999(02), art. XVII, § 17-3)

### **Sec. 20-939. Moving permit required.**

Any owner of a manufactured home, whether locating or relocating said manufactured home within the county, shall file an application, together with an application fee in the amount established by the board of commissioners for a moving permit (building permit) with the county building department.

(Ord. of 7-13-1999(02), art. XVII, § 17-4)

### **Sec. 20-940. Code compliance required.**

Only HUD-Code or DCA-approved manufactured homes will be permitted to locate in the county for residential purposes.

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(Ord. of 7-13-1999(02), art. XVII, § 17-5(a))

**Sec. 20-941. Approved sites; minimum lot size.**

All manufactured homes must be located on an approved site where the minimum lot size shall be according to county standards for the residential zoning district in which it is located.

(Ord. of 7-13-1999(02), art. XVII, § 17-5(b))

**Sec. 20-942. Application procedure.**

All manufactured homes must be located on an approved site. Permission to turn on the electricity to the manufactured home shall not be granted until the following conditions have been met in accordance with established administrative procedures:

- (1) A copy of the plat or deed of the site in which the manufactured home will be located shall be furnished by the applicant to the county building department.
- (2) A valid location decal must be obtained from the tax commissioner's office of the county and attached to the manufactured home.
- (3) A septic tank permit for wastewater hookup for the site must be obtained from the county health department.
- (4) Once the foregoing conditions have been met, the applicant must obtain a moving permit (building permit) from the building department. Once approved, a moving permit decal will be issued by the building department. It must be attached to the manufactured home before it is moved into or within the county and installed for occupancy.
- (5) The street address for 911 emergencies must be posted on the house where clearly visible from the street, or if not clearly visible, at the entrance to the house.
- (6) After the required permits and decals have been issued, the manufactured home may be moved into or within the county and installed for occupancy. Installation must comply with this chapter in order to obtain building inspector approval. Such approval is necessary to obtain permanent water, gas, sewer and electrical service.
- (7) The building inspector shall conduct a final inspection of the site and shall grant permission to have the electricity turned on if the site is appropriate for manufactured home placement and the standards for manufactured home installation enumerated in this chapter have been met.
- (8) The building inspector is authorized to permit the applicable power company to provide temporary power not to exceed 110 volts for the express purpose of completing necessary construction and installation of the manufactured home. This provision does not authorize permanent power hook-up or occupancy of the manufactured home. It shall be unlawful for temporary power to be utilized on a permanent basis or for occupancy of said manufactured home.
- (9) The requirements of this section do not apply to recreational vehicles because they are not acceptable for permanent occupancy and may be used for a maximum of 90 consecutive days as a temporary residence. All recreational vehicles must display a current state vehicle license before movement. A moving permit (building permit) will not be issued for recreational vehicles.

(Ord. of 7-13-1999(02), art. XVII, § 17-5(c))

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## Sec. 20-943. Utility connections.

All manufactured homes must be permanently connected to water, sewerage and electrical service, as follows:

- (1) *Water.* Water service may be public or private. Connection procedures must meet the most current county plumbing code requirements and must be freeze-proof above and below ground. Water connection must be inspected and approved by the building inspector.
- (2) *Sewer.* Plumbing for sewerage must meet the county plumbing code and any county health department requirements. The sewerage system must be inspected and approved by the county health department.
- (3) *Electrical.* Electrical service must meet requirements of the most recent county electrical code. Electrical connection must be inspected and approved by the building inspector prior to permission to the servicing power company to install permanent power service.

(Ord. of 7-13-1999(02), art. XVII, § 17-6(a))

## Sec. 20-944. Foundation requirements.

All manufactured homes must be installed on a pier system, installed with permanent skirting, secured with tie down devices and provided with steps and landings. The installation of all required foundation requirements must be inspected and approved by the zoning administrator. The following requirements shall apply:

- (1) *Pier system.* Piers or load-bearing supports or devices shall be designed and constructed to evenly distribute the loads. Piers shall be securely attached to the frame of the manufactured home or shall extend at least six inches from the centerline of the frame member. Manufactured load-bearing supports or devices shall be listed or approved for the use intended, or piers shall be constructed as follows:
  - a. Piers less than 40 inches in height shall be constructed of open or closed cell, eight-inch by eight-inch by 16-inch concrete blocks (with open cells vertically placed upon the footer). Single-stacked block piers shall be installed with the 16-inch dimensions perpendicular to the main (I-beam) frame. The piers shall be covered with a two-inch by eight-inch by 16-inch wood or concrete cap.
  - b. Piers between 40 inches and 80 inches in height and all corner piers over three blocks high shall be double-blocked with blocks interlocked and capped with a four-inch by 16-inch by 16-inch solid concrete block, or equivalent.
  - c. Piers over 80 inches in height shall be laid in concrete mortar and steel reinforcing bars inserted in block cells with the block cells filled with concrete.
  - d. All piers shall be placed on footings of solid concrete not less than 16 inches by 16 inches by four inches.
- (2) *Skirting.* Installation of skirting shall be required. Installation shall be in accordance with the manufacturer's installation instructions. Acceptable materials shall include masonry, stone, vinyl, or brick material for the purpose of skirting.
- (3) *Tie downs.* Each manufactured home shall have tie-downs or other devices securing the stability of the manufactured home as per Installation of Manufactured Homes And Mobile Homes Rules and Regulations established and published by state safety fire commissioner at O.C.G.A. § 8-2-160 et seq., including, without limitation, the following:
  - a. The requirements for units 14 feet and less in width require over-the-top tie-downs to restrict overturning and frame tie-downs to restrict the unit from being pushed from its piers.

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- b. The requirements for units over 14 feet in width (doublewides) require frame tie-downs, only.
- (4) *Steps and landings.* Steps and landings are required for all homes and shall be constructed to the standards set forth in the county's building codes.

(Ord. of 7-13-1999(02), art. XVII, § 17-6(b))

### **Sec. 20-945. Recreational vehicles.**

Permanent connection of recreational vehicles to water or electrical service is prohibited. Permanent installation of recreational vehicles on piers and jacks is also prohibited.

(Ord. of 7-13-1999(02), art. XVII, § 17-6(c))

### **Sec. 20-945.5. Recreational vehicle parks.**

In any district where recreational vehicle parks are permitted/ the applicant shall submit to the designated zoning compliance officer a site plan as part of the application process subject to the following conditions:

- (1) All recreational vehicle parks must be located with the direct access to a paved city, county, state or federal highway. It is the responsibility of the applicant to provide the necessary access where there is no existing improved public street or road. Any street or road improvement required beyond the boundary of the recreational vehicle park shall be improved in accordance with the Jefferson County Subdivision Regulations. Entrances and exits to parks shall be designed for safe convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic on adjacent streets. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver. All traffic in and out of the park shall be through such entrances and exits. No entrance or exit shall be through a residential district or shall require movement of traffic from the park through a residential district.
- (2) Site conditions: Conditions of so it groundwater level, drainage, topography and utilities shall not create hazards to the property or the health and safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose which would expose persons or property to hazards.
- (3) Soil and ground cover: Exposed ground surfaces in all parts of the park shall be paved, or covered with stone screenings, or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.
- (4) Drainage requirements: Surface drainage plans for the entire tract must be submitted with the application to determine its compatibility with the surrounding existing drainage pattern.
- (5) The minimum park size shall be three acres with a maximum density of 15 campsites per acre.
- (6) Campsites should, to the greatest extent possible, be developed to preserve the natural character of the lot and the surrounding area and each campsite shall be at least 1,400 square feet in size. Each campsite shall contain a stabilized vehicular parking pad of shell, marble, paving, or other suitable material. No part of an RV unit placed on a campsite shall be closer than five feet to a site line.
- (7) Separation between recreational vehicles: Recreational vehicles shall be separated by at least ten feet. Any accessory structure such as attached awnings, carports, or individual storage facilities shall, for purposes of this separation requirement be considered to be part of the RV.

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- (8) Parking requirements: There shall be at least three off-street parking spaces designated in the RV park for each two RV sites. Off-street parking may be provided in common parking areas or on individual RV sites.
- (9) Accessory uses: Management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities and other uses and structures customarily incidental to operation of an RV park and campground are permitted as accessory uses to the park. All utility connections including electric service must meet the standard applicable codes as adopted and amended from time to time.
- a. Such establishments and the parking areas primarily related to their operation shall not occupy more than five percent of the gross areas of the park
  - b. Such establishments shall be restricted in their use to occupants of the park
  - c. Such establishments shall present visible evidence from any street outside the park of their commercial character which would attract customers other than occupants of the park
  - d. The structures housing such facilities shall not be located closer than 100 feet to any public street and shall not be directly accessible from any public street but shall be accessible only from a street within the park.
- (10) Open space and recreational areas: A minimum of eight percent of the gross site area for the RV park shall be set aside and developed as common use areas for open or enclosed recreation facilities.
- (11) Yards and setbacks: Each RV park shall have a landscaped perimeter buffer which shall be landscaped used for no other purpose.
- a. Minimum front set back—25 feet except when the park fronts on a state highway; then the minimum shall be 50 feet.
  - b. Minimum side set back—when abutting residential districts, the side setbacks shall be 50 feet; when abutting a dedicated right-of-way, the side setback shall be 25 feet on the side street; when abutting any other zoning district, the side setback shall be 20 feet along the interior lot line.
  - c. Minimum rear set back—20 feet except when the rear yard abuts a dedicated public right-of-way, the minimum shall be 25 feet If the rear yard abuts a residential district, the minimum rear setback shall be 50 feet.
- (12) Landscaping when needed to enhance aesthetics or to insure public safety, the RV park shall be enclosed by a fence, wait landscape screening, earth mounds, or by other designs approved by the planning commission which shall complement the landscape and assure compatibility with the adjacent environment.
- (13) Streets in RV parks: Streets in RV parks shall be private, constructed with stabilized travel way (marble, shell, paving, or other suitable material) and meet the following minimum stabilized travel way width requirements:
- a. One way, no parking—11 feet.
  - b. One way with parking on one side, or two way with no parking—18 feet.
  - c. Two-way parking on one side—27 feet.
  - d. Two-way parking on both sides—34 feet.
- (14) Recreational vehicle parks shall be adequately lighted with outdoor lighting located every 150 feet along interior access roads. The first light shall be within 100 feet from the entrance to the RV park.

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- (15) In addition to meeting the above requirements, the recreational vehicle park site shall be accompanied by a "certificate of approval" from the Jefferson County Health Department.

(Ord. No. 2019-02, 10-15-2019)

**Sec. 20-946. Manufactured homes as single-family dwellings.**

Manufactured homes qualifying as a single-family dwelling shall be allowed in all residential zoning districts and shall be regulated uniformly with other housing constructed on site, subject to requirements and limitations set forth in this chapter. Compatibility standards for manufactured homes meeting the definition of dwelling, single-family in section 20-5 are as follows:

- (1) Manufactured homes qualifying as a dwelling, single-family shall be compared to site-built and other housing in the immediate general area within the same zoning or residential district or area. Approval shall be granted upon the finding that the manufactured home is substantially similar or superior in size, siding material, roof material, foundation and general aesthetic appearance to site-built or other forms of housing which may be permitted in the same general area under this chapter or existing development or proposed development in the same area.
- (2) All manufactured homes qualifying as a single-family dwelling shall meet or exceed the appearance standards as set forth in this chapter.

(Ord. of 7-13-1999(02), art. XVII, § 17-7)

**Sec. 20-947. Other manufactured homes used for residential purposes.**

Manufactured homes that do not meet the definition of dwelling, single-family in section 20-5 or that do not meet the compatibility standards established in section 20-946 shall be permitted only within the R-A residential zoning district.

(Ord. of 7-13-1999(02), art. XVII, § 17-8)

**Sec. 20-948. Reserved.**

Editor's note(s)—§ 20-948Editor's note(s)— was repealed at the county's request per a memo dated Dec. 21, 2018. § 20-948Editor's note(s)— pertained to prohibition of residential use mobile home relocation to county and derived from art. XVII, § 17-9(a) of an ord. adopted July 13, 1999.

**Sec. 20-949. Manufactured homes may not be used storage purposes.**

Manufactured homes shall be used for residential purposes only and not for storage purposes.

(Ord. of 7-13-1999(02), art. XVII, § 17-9(b))

**Sec. 20-950. New manufactured home parks or communities prohibited.**

After the effective date of this chapter, no manufactured home parks or manufactured home communities shall be permitted within the unincorporated areas of the county.

(Ord. of 7-13-1999(02), art. XVII, § 17-9(c))

**Secs. 20-951—20-975. Reserved.**