

SOUTHERN GEORGIA REGIONAL COMMISSION

**MODEL ORDINANCE
FOR THE REGULATION OF
MANUFACTURED HOMES**

RESOLUTION

**ORDINANCE No. _____
PROVIDING REGULATIONS FOR
MANUFACTURED HOMES**

WHEREAS, [local government] is permitted by Georgia state law to exercise zoning powers, pursuant to Title 36, Chapter 66, Official Code of Georgia Annotated, as amended;

NOW, THEREFORE, BE IT ORDAINED that the [Mayor and Council/Board of County Commissioners] of [local government] hereby adopts the following provisions:

**Chapter/Article/Division _____
MANUFACTURED HOMES**

1. Purpose

An ordinance of [local government], providing definitions relating to manufactured homes and standards to guide their development in order to protect the public health, safety, and welfare and avoid significant impacts on resources and adjacent uses.

By enacting this ordinance it is the intent of [local government] to:

1. Protect the public health, safety, and welfare in the community;
2. Allow the location of manufactured homes as a form of affordable housing in appropriate locations, subject to the conditions of this ordinance.

2. Definitions

Manufactured Home Park. An area, under single ownership and not subdivided into customary lots planned for individual ownership, containing three or more manufactured homes used as living facilities, with each such home having its own defined space; or an area containing three or more spaces designed or intended for the parking of manufactured homes to be used as living facilities for rent or lease.

Manufactured Home. A factory-built structure, transportable in one or more sections, designed to be used as a dwelling with or without a permanent foundation, constructed on or after June 15, 1976 in compliance with the Manufactured Home Construction and Safety Standards (42 U.S.C. 5401-5426).

Mobile Home. A factory-built structure, transportable in one or more sections, designed to be used as a dwelling with or without a permanent foundation, constructed prior to the enforcement of the Manufactured Home Construction and Safety Standards (42 U.S.C. 5401-5426), effective June 15, 1976. Mobile homes, as defined herein, may not be placed within any zoning district in [local government].

3. Applicability

- 3.1. This ordinance shall apply to all manufactured homes installed, placed, constructed, renovated, or modified after the effective date of this Ordinance.
- 3.2. Manufactured homes in place prior to the effective date of this ordinance shall not be required to meet the requirements of this ordinance.
- 3.3. All manufactured homes shall be designed and installed in accordance with all applicable local, state, utility, and national codes, regulations, and standards.

4. Requirements for Manufactured Homes

The following standards shall apply to all manufactured homes placed within [local government].

- 4.1. Every manufactured home must bear a valid label certifying that it was constructed in compliance with the Manufactured Home Construction and Safety Standards (42 U.S.C. 5401-5426) and must be installed in accordance with O.C.G.A. § 8-2-160, et seq.
- 4.2. No manufactured home may be placed or held for storage or repair purposes at any location.
- 4.3. Front doors of manufactured homes must face, and directly front on, a public street. If the dimensions of the lot make this impossible, the manufactured home must be placed parallel to a parcel boundary line. On parcels lacking any straight boundary line of sufficient length, manufactured homes shall be placed as close to a parallel position as reasonably possible with respect to the shape of the parcel. Manufactured homes may not be placed diagonally.
- 4.4. The manufactured home must be attached to a permanent foundation.
- 4.5. All towing devices, wheels, axles, tongues, and hitches must be removed.
- 4.6. Skirting must be installed and maintained in good condition.

- 4.7. At each exterior door there must be a landing that is a minimum of thirty-six inches by forty-eight inches.

5. Requirements for Manufactured Home Parks

Manufactured home parks (MHPs) are allowed only within the Manufactured Home Park (MHP) Zoning District, provided the following requirements are met:

- 5.1. The minimum lot size shall be 3 acres.
- 5.2. The MHP shall have minimum front, side, and rear setbacks of 20 feet.
- 5.3. Access to the park shall be limited to paved streets with at least 50 feet of right-of-way width. The site must directly abut an arterial or collector roadway as designated by the Georgia Department of Transportation.
- 5.4. Each manufactured home shall be connected to an approved water and sewer system as required by the County Health Department. The park site plan shall be accompanied by a certificate of approval from the County Health Department.
- 5.5. Each manufactured home must be attached to a permanent foundation. All towing devices, wheels, axles, tongues, and hitches must be removed. Skirting must be installed and maintained in good condition. At each exterior door there must be a landing that is a minimum of thirty-six inches by forty-eight inches
- 5.6. The minimum space for each manufactured home shall not be 8,000 square feet, with a minimum individual space width of 60 feet.
- 5.7. All manufactured home spaces or other park sites devoted to accessory uses (such as management offices, laundry facilities, recreation buildings, etc.) shall have an interior setback of 10 feet from their boundaries.
- 5.8. A 20 foot wide interior drive, paved and properly drained, shall provide access to all manufactured home spaces.
- 5.9. Each manufactured home space shall be clearly defined by means of concrete, steel, or iron pipe markers placed at all corners.
- 5.10. All property lines of a manufactured housing park abutting any zoning district other than another MHP district shall be screened by a wall, fence, or hedge of sufficient opacity to provide a visual blind, designed to be compatible with the character of adjoining properties, provided and maintained by the owner. Such fences and walls shall be at least six (6) feet in height, but no greater than eight (8) feet in height, measured from the ground along the common lot line of the adjoining properties. Hedges or comparable natural plantings shall be of such variety that an average height of at least six (6) feet could be expected by normal growth within no more than three (3) years from the time of planting.

- 5.11. Each manufactured home must bear a valid label certifying that it was constructed in compliance with the Manufactured Home Construction and Safety Standards (42 U.S.C. 5401-5426) and must be installed in accordance with O.C.G.A. § 8-2-160, et seq.
- 5.12. All proposed manufactured home park developments must be reviewed by the Planning Commission and must receive the Planning Commission's approval prior to the issuance of any building permits. Proper utility plans, drainage plans, and road development plans, drawn to County specifications, shall accompany the proposed site plan for staff review prior to submission to the Planning Commission. For the purpose of the development of the required plans, site plans for manufactured housing parks shall contain data equivalent to the preliminary plat requirements of the [local government's] Land Subdivision Ordinance. All utility and street construction must be completed prior to issuance of any building permits.
- 5.13. At least 500 square feet per manufactured home lot, not to be part of the required manufactured lot, shall be provided in one or more locations for community playground and recreation purposes.
- 5.14. No manufactured housing park shall be occupied by a greater number of manufactured homes than that authorized in the approved site plan. No manufactured housing park shall be enlarged or expanded unless a separate manufactured housing park site plan has been reviewed and approved by the Planning Commission.
- 5.15. An identification sign, including the name of the manufactured home community, and the name of the owner/manager or another individual who can act for the owner/manager, measuring not less than 10 square feet and no more than 16 square feet, shall be placed on private property, close to the entrance of the park and readily visible from both directions of the public right-of-way.

6. Effectiveness, Interpretation, Separability

- 6.1. This ordinance shall become effective immediately upon its adoption.
- 6.2. All other portions, parts and provisions of the Zoning Ordinance of [local government], as heretofore enacted and amended, shall remain in force and effect.
- 6.3. All Ordinances, or parts of Ordinances, in conflict herewith are repealed.
- 6.4. If any part of this ordinance conflicts with any other applicable federal, state, or local regulation, the more restrictive regulation shall control.
- 6.5. If any section, clause, portion or provision of this ordinance is found unconstitutional, such invalidity shall not affect any other portion of this ordinance.