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ARTICLE I

Manufactured Home Park Ordinance

§9-101 Statutory Authorization. The Legislature of the State of Georgia has in the Georgia Constitution, Article 9, Section II - Home Rules for Counties delegated the responsibility to local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Board of Commissioners of Chatham County, Georgia, acting under its enabling act, Georgia Laws of 1984, Vol. II pp. 5050-5076 as amended, does ordain and enact into law the following:

§9-102 Short Title. These regulations shall be known and shall be cited as the "Manufactured Home Park Ordinance."

§9-103 Jurisdiction. These regulations shall govern the use and operation of all manufactured home parks within the Unincorporated Area of Chatham County, Georgia.

§9-104 Definitions. As used in this Ordinance:

1. Building Permit means a written permit or certification issued by the Director of Inspections permitting the construction, alteration, or extension of a manufactured home park.
2. County means the government of Chatham County, Georgia.
3. County Official means the Director of Inspections, Building Official, County engineer, County Health Officer, or any other official of Chatham County charged with the responsibility of administering any or all portions of this Ordinance.
4. Director of Inspections means the Director of the Chatham County Inspections Department or the Director's authorized representative.
5. County Engineer means the Director of the Chatham County Engineering Department or the Director's authorized representative.
6. Driveway means a minor private way used by vehicles and pedestrians for access from any street or road to a manufactured home lot.

7. Health Officer means the District Medical Director of Chatham County of the Georgia Department of Human Resources for Chatham County or the Director's authorized representative.
8. Manufactured Home (Mobile Home) means a factory built structure transportable in one or more sections which, in traveling mode, is eight body feet or more in width, 40 body feet or more in length, or, when erected on the site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except size requirements, and with respect to which the manufacturer voluntarily files a certification required by the secretary of Housing and Urban Development (HUD) and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq. (O.C.G.A. 8-2-131) (Amended January 26, 2001)

A manufactured home is further defined as follows:

- a. Type A Manufactured Home: A multi-section (double-wide) unit, designed and constructed after June 15, 1976, which is HUD certified. The total width of such unit shall not be less than 20 feet wide. (Amended October 19, 1990)
 - b. Type B Manufactured Home: A single-sectional (single-wide) unit, or a multi-sectional unit (with a total width of less than 20 feet), designed and constructed after June 15, 1976, which is HUD certified. (Amended October 19, 1990)
9. Manufactured Home Lot/Site means a parcel of land for the placement of a single manufactured home and for the exclusive use of its occupants.
 10. Manufactured Home Park means a contiguous parcel of land containing not less than 5.0 buildable acres, or an expansion (regardless of size) of an existing Park, under the ownership of a person as defined herein, which has been planned and improved for the placement of manufactured homes for nontransient uses.
 11. Manufactured Home Park, Pre-Existing means a manufactured home park or mobile home park regardless of size, existing on

the date of adoption of these regulations, which has been permitted by the Department of Inspections and which was operating pursuant to and in conformity with all existing requirements of Chatham County for Mobile Home Parks prior to said date of adoption. Any complete development plan submitted to and accepted by the Director of Inspections for review, prior to the date of adoption of these regulations, when such plans include final grading, paving, drainage and other essential elements, shall be included within this definition.

12. Manufactured Home Stand means that part of an individual lot/site which has been reserved for the placement of one manufactured home unit.
13. Mobile Home means any non-certified dwelling structure transportable in one or more sections, which is **not** certified as meeting the standards established under the U.S. Department of Housing and Urban Development Rules and Regulations for Manufactured Housing (HUD Certified), enforced under the provisions of the "National Manufactured Housing Construction and Safety Standards Act" of 1974 which was enacted on June 15, 1976, or as amended or Georgia Department of Community Affairs standards and manufactured prior to June 15, 1976. (Amended October 19, 1990)
14. Park Street means the land area and pavement therein which affords principal means of access to manufactured home lots/sites or auxiliary buildings from any adjacent public street.
15. Park Development Permit means a Manufactured Home Park Development permit issued by the Director of Inspections pursuant to the requirements and procedures set forth in this Ordinance.
16. Person means any individual, joint ownership firm, trust, partnership, public or private association, or corporation.
17. Sewer Connection means the connection consisting of all pipes, fittings, and appurtenances between the drain outlet of a manufactured home and the inlet of the corresponding sewer riser pipe of the sewerage system serving the manufactured home park.
18. Tiedown means required piers and anchorages as set forth in the mobile home tiedown appendix of the currently adopted edition of the Standard Building Code as amended.

19. Water Connection means the connection consisting of all pipes, fittings, and appurtenances between the water inlet pipe of the manufactured home and the outlet of the corresponding water riser pipe of the water supply serving the manufactured park.

§9-105 Design Standards for New Manufactured Home Parks. All new manufactured home parks or extensions of existing or future manufactured or mobile home parks within Chatham County shall comply with the following standards:

1. General Requirements. A manufactured home park shall be permitted by this Ordinance only where the condition of soil, ground water level, drainage, and topography would not create hazards to the property or the health or safety of the occupants, and only at locations permitted by the Chatham County Zoning Ordinance.
2. Minimum Frontage and Area Requirements. A manufactured home park shall front only on a major or secondary arterial or collector street as identified on the County's Official Road Classification Plan Map, and shall have a minimum frontage of 100 feet and a minimum area of 5.0 acres.
3. Paving, Soil, and Ground Cover Requirements. Exposed ground surfaces in all parts of every manufactured home park shall be paved, covered with crushed stone, or other solid materials as approved by the County Engineer, or protected with grass or other vegetative cover that is capable of preventing soil erosion and of eliminating objectionable dust. The Director of Inspections shall give the developer of a new or expanded park a reasonable amount of time for any planted vegetation to grow and comply with this requirement based upon the growing time required for the particular type of vegetation to reach a reasonable maturity.
4. Site Drainage Requirements. The ground surface in all parts of every manufactured home park shall be graded and equipped to drain all surface or storm water in a safe, efficient manner, as approved by the County Engineer in accordance with the storm drainage standards of Chatham County.
5. Park Areas for Nonresident Uses. No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing of park residents, as shown on the approved site plan, or for the management and maintenance of the park, or as allowed by Article 1, Section 9-105, Subsection 19(h). (Amended January 26, 2001)
6. Required Separation Between Manufactured Homes.

- a. Manufactured homes shall be separated from each other and from other buildings and structures by at least 20 feet.
 - b. An attached accessory structure such as an awning, cabana, storage building, carport, windbreak, and porch which has a floor area exceeding 25 square feet, and has an opaque top or roof, shall for the purposes of all separation requirements, be considered to be a part of the manufactured home.
7. Accessory Storage Buildings. Accessory storage buildings are allowed but not in front yards between the dwelling and the street, nor within buffer areas. They may be located 2 feet from a lot or property line within a rear yard.
8. Required Recreation Areas. Recreation areas designed for the common use of park residents shall be provided for and shall comply with the following requirements. Recreation areas shall be scaled to meet the needs of park residents. Recreation areas may be equipped with swimming pools, community buildings, play equipment, and the like, but are not required to be so equipped.
- a. In all parks accommodating or designed to accommodate 25 or more manufactured homes, there shall be one or more recreation areas which shall be easily accessible to all park residents.
 - b. The size of such recreation areas shall be based upon a minimum of 100 square feet for each lot/site. No outdoor recreation area shall contain less than 5,000 square feet.
 - c. Recreation areas shall be so located as to be free of traffic hazards and should be centrally located.
9. Required Setbacks, Lot Area, Buffer Strips, and Screening.
- a. Along Public Streets. A 30 foot wide buffer, consisting of trees or other approved materials, shall be established along all exterior park boundaries which abut a street. In addition, a 20 foot setback from the buffer shall be provided. No manufactured homes, parking, activity areas, or other structures or facilities shall be located within this 50 foot area, except for permitted entrances and exits and signage adjacent to such entrances and exits, and provided that approved accessory storage buildings and utilities may be located within the 20 foot setback.

- b. Along Rear and Side Property Lines. All park exterior boundaries not adjacent to a street shall be provided with a 20 foot building setback in addition to a buffer area. Such buffer may be a fence, tree area, or heavily landscaped area, depending on the nature of the adjacent land use and zoning as determined through the site plan review procedures. Where unlike residential development exists adjacent to the boundary, a minimum 6 feet high architecturally designed fence shall be erected. The details of the buffer shall be shown on the approved site development plans. No manufactured homes or vehicular parking shall be permitted to encroach into such buffers. Approved accessory storage buildings and utilities may be located within the required 20 feet setback.
- c. There shall be a minimum distance of 20 feet between the manufactured home and any abutting park streets. Provided that where parking is not located between the manufactured home and the street, this distance may be reduced to 10 feet. Moreover, where a lot exceeds the minimum square footage requirements provided for in Section 9-105, 9, d., lot depths may be reduced provided that all buildings shall maintain the minimum separation standard of 20 feet (See Section 9-105, 6).
- d. Manufactured home lots/sites shall have a minimum lot width and area as follows:

- (1) Lots/sites served by community or public water and sewers:

<u>Single-Wides</u>	<u>Double-Wides</u>
34 feet wide	48 feet wide
110 feet deep	110 feet deep
3,740 square feet	5,280 square feet

NOTE: These requirements are minimums. Exterior lot lost may require greater standards in order to comply with buffering requirements.

- (2) Lots/sites served by community or public water and individual septic tanks:

Class I	Soils - 10,000 square feet
Class II	Soils - 13,000 square feet
Class III	Soils - 15,000 square feet
Class IV	Soils - 17,000 square feet

Class V Soils - 20,000 square feet
Class VI Soils - Not Allowed

NOTE: Soil classifications are determined by the Chatham County Health Department.

- (3) A lot/site served by both an individual well and individual septic tank shall not be permitted.
 - e. All mobile home park lots offered for lease or rent shall be staked out, with the corners marked by metal pins or treated wooden stakes placed permanently into the ground.
10. Park Street System and Car Parking.
- a. All manufactured home parks shall be provided with at least one entrance and exit street between the park interior street system and the adjacent public street which provides principal access to the park. All such entrance and exit streets shall be designed to provide safe and convenient access between the public street and the park interior street system.
 - b. Entrance and exit streets serving manufactured home parks shall be connected to the major or secondary arterial or collector street on which the manufactured home park fronts.
 - (1) Entrance and exit streets serving manufactured home parks shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent street.
 - c. Minimum Required Park Street Width.
 - (1) All park entrances and exit streets shall have a minimum width of 60 feet for the first 150 feet of length, measured from the centerline of the abutting public street. Pavement widths within the street shall comply with the requirements of Section V, j, (4).
 - (2) All minor park streets shall have a minimum width of 40 feet.
 - (3) Park streets shall be shown on the required site plan for determination of compliance with the requirements of (1) and (2) above, but are not required to be dedicated to the County.

- d. Park Street Pavement Widths. Pavement widths shall comply with the development standards for private streets as set forth in Sec. 805.03 Development Standards for Private Streets of the Chatham County Subdivision Regulations. Type of street drainage shall be as specified in Sec. (7)(e), except as noted below. Minimum pavement widths shall also meet the following minimum requirements:

Park Streets serving fewer than 13 units	20 feet
Park Streets serving 13 to 24 units	24 feet
Park Streets serving 25 or more units	26 feet with curb and gutters or 24 feet with 8 foot shoulders and shallow swales

Where one-way park streets are to be established and there is no parking allowed, a minimum 14 feet pavement width shall be provided. Where parking is to be allowed, additional pavement to accommodate such parking shall be provided.

- e. Car Parking. Off-street parking areas or on-street parking lanes shall be provided for the use of park occupants and guests. Such areas shall be provided in a manner consistent with the off-street parking design requirements of the Chatham County Zoning Ordinance. In addition to those requirements, the proposed parking shall comply with the following requirements:

- (1) Each manufactured home lot/site shall be provided with at least 2 surfaced off-street parking spaces, each space measuring at least nine feet by 20 feet. Surface materials shall meet the applicable requirements of the County.
- (2) Common parking areas are to be located within a distance of 200 feet from the manufactured homes to be served.
- (3) All off-street parking areas or spaces shall have direct access to an interior park street; to direct driveway access shall be permitted between manufactured home lots and any other exterior or principal access street.

- f. Required Illumination of Park Street Systems. All parks shall be furnished with street lighting units in accordance with the residential lighting standards set forth in Chatham County's Streetlighting Ordinance.
- g. Park Street Construction and Design Standards.
 - (1) Pavements. All park streets shall be provided with a paved surface constructed to County specifications.
 - (2) Parking Lanes. Where provided, parking lanes shall be paved, covered with crushed stone, or other suitable material.
 - (3) Grades. Grades of all park streets shall be sufficient to ensure adequate surface drainage.
 - (4) Intersections. Within 100 feet of an intersection, park streets shall be at approximately right angles. A distance of at least 150 feet shall be maintained between centerlines of offset intersecting streets. Intersections of more than two streets at one point shall be avoided.
 - (5) Street Drainage. Inverted crown streets without curb and gutters or streets with curb and gutters shall be designed for catch basins or drop inlets to pick up the surface water from them. Shallow swales (maximum depth of 6") are permitted alongside the roadway or between sites/lots. Open ditches (deeper than 6") alongside the roadway or between sites/lots will not be allowed.
- h. Fire Hydrants. Fire hydrants shall be required for all manufactured home parks and shall be located and designed according to County specifications.
- 11. Manufactured Home Stands. The area of the manufactured home stand shall be improved to provide adequate support for the placement and tie-down of the manufactured home, to secure it against uplift, sliding, rotation, and overturning.
 - a. The manufactured home stand shall be designed and constructed to withstand heaving, shifting, or settlement due to the weight of the manufactured home or inadequate drainage, vibration, or other forces acting on the structure.

- b. Each manufactured home stand shall have tie-downs or other devices securing the stability of the manufactured home based on the requirements of the Standard Building Code.
- c. All manufactured homes located within a flood hazard zone must meet the requirements of the Federal Emergency Management Agency. All manufactured homes shall be tied down in accordance with the standards of the Flood Damage Prevention Ordinance.
- d. The park owners professional engineer shall certify the plans that the manufactured home pad will support the individual homes proposed for the site.

12. Water Supply and Sewage Disposal.

- a. Water Supply System. A manufactured home park or a portion of a park that is being opened, shall be served by a County approved water system and the internal water service lines of the park or portions of a park shall be designed and installed to County specifications, which may include upgrading the system to meet minimum pressure requirements for fire protection.
- b. Sewerage System. A manufactured home park or portion of a park that is being opened, shall be served by a County approved sewerage system and the internal sewer service lines of the park or such portions of the park shall be designed and installed to County specifications.

13. Electrical Distribution System. Every park shall contain an underground electrical wiring system consisting of wiring, fixtures, equipment, and appurtenances which shall be installed and maintained in accordance with all applicable state and local codes and regulations governing such systems. This requirement shall also apply to individual electrical connections.

14. Fuel Supply and Storage. Fuel supply and storage systems shall be installed and maintained in accordance with the current County fire, mechanical, and gas codes and other applicable codes and regulations governing such systems.

15. Fire Protection. Manufactured home parks shall be kept free of litter, rubbish, and other flammable materials and shall meet the current County fire code requirements.

16. Solid Waste/Refuse Handling. The storage, collection, and disposal of solid waste in the manufactured home park shall

be so conducted as to create no health hazards, rodent harborage, insect breeding areas, and shall meet the requirements of all the applicable County ordinances. Each site plan submitted shall contain a Solid Waste/Refuse Storage and Disposal Element for approval as part of the site plan review. Where dumpsters are to be utilized, a buffering and access plan shall be included. No dumpsters shall be located on a manufactured home lot or site. (Amended October 19, 1990)

17. Mailbox Location. Each Manufactured Home Park site plan shall include provisions for mailboxes and shall show the provisions for mailboxes and shall show the proposed location, access, and design as part of the proposed site plan.

18. Permits, Licenses, Inspections.

a. Permits. It shall be unlawful for any person to construct or extend any manufactured home park within the unincorporated area of Chatham County, Georgia, without a valid Park Development Permit issued by the Director of Inspections. All applications for permits shall be made upon forms provided by the Department of Inspections. Upon filing for a permit, the application shall be referred to the Metropolitan Planning Commission and to the Chatham County Inspections and Engineering Departments for review and approval under the procedures as set forth for site plan reviews in the Planned Development regulations of the County Zoning Ordinance; provided, however, that it shall not be necessary to file for record or record a final plat as provided for therein, inasmuch as a subdivision is not being undertaken.

b. License. Each new manufactured home park or expansion or a preexisting manufactured home park open for occupancy, approved under this Ordinance by 'the Metropolitan Planning commission and Chatham County, must have and maintain a valid business TAX CERTIFICATE issued annually by Chatham County. All license renewals shall be contingent upon the completion and/or installation of all required improvements: (Amended June 23, 1995)

i. Fees: The license fee for manufactured home parks shall be as follows:

(1) Parks with one thru fifty spaces - \$5 per space

- (2) Each additional space - \$15 per space
- (3) The maximum fee per park - \$900 (Amended June 23, 1995)

ii. Expiration Date: Licenses expire at the end of each calendar year and may be renewed only in the manner and form provided for the original granting of licenses. Failure to renew by January 31 of each year shall result in an execution of 10% of the regularly required fee or \$25.00 (whichever is greater). Failure to renew by March 1 shall be subject to subpoena to the Recorder's court, for the assessment of penalties as provided for in Section VII., Subsection d., of these regulations. (Amended June 23, 1995)

c. Record Drawings Required. Prior to issuance of an initial license for a new Manufactured Home Park or approval of an addition to an existing park, the developer/owner shall submit to the County Engineer a copy of the final Record Drawings showing pavement, drainage, and water and sewer facilities in relationship to property lines and individual lots/sites.

d. Inspection of Manufactured Home Parks. All County officials identified in Section III of this Ordinance, are hereby authorized and directed to enter each new or expanded park on a periodic basis and to make such inspections as are necessary to determine satisfactory compliance with this Ordinance.

NOTE: The development standards set forth in this section are illustrated in part in Appendix A. (See Inspections Department Staff)

e. The administrator of inspections or the administrator's authorized representative shall issue no construction permit for any factory built housing until owner can demonstrate to the satisfaction of the administrator that the factory built housing has the current tax year decal or mobile home location permit. (Amended February 4, 2005)

19. Responsibilities of the Park Management and Residents. The person to whom a license for a new or expanded manufactured or mobile park is issued shall be responsible for insuring that the tenant maintain his/her lot consistent with the following standards.

It is the duty of park residents to comply with these requirements. Failure to comply may be grounds for the issuance to the occupant and/or management as appropriate of a subpoena to appear in court. If a violation of this Ordinance involves a standard for which the tenant is responsible, only the tenant shall be subject to court subpoena. If the tenant has abandoned the home/unit or site/lot, the management shall then be responsible (after notice) for correcting the violation and shall be subject to court subpoena. The management shall be responsible for complying with the requirements of this Ordinance as they apply to the common areas of the park.

- a. The park management shall operate the park and the tenants shall keep their leased area in compliance with this Ordinance and other applicable codes and ordinances. The management shall provide adequate supervision to maintain the park, its facilities, and equipment in good repair and in a clean and sanitary condition. The management and tenants shall be responsible for junked or chronically inoperative vehicles, moving of grassed areas, prohibition of storage underneath dwellings and maintenance of ditches clear of vegetative growth and trash. The management shall be responsible for the repair of potholes in roads and parking areas, maintenance of buffers and fences, and keeping all signs readable and in good condition.
- b. The park management shall maintain the park and the residents shall keep their leased areas in such a manner that there will be no accumulation of junk vehicles, appliances, or similar items prohibited by County ordinance.
- c. The park management shall supervise the location of each manufactured home on its manufactured home stand within the required setbacks.
- d. The tenant shall be responsible for proper tie-down and placement of the unit on the manufactured home stand.
- e. A Chatham County licensed electrician employed by the manufactured home owner or the park owner may perform the electrical hook-up. The management is responsible for informing the manufactured home owner of the County's requirement for permits and inspections. The County Inspection Department shall inspect the electrical and all other required hook-ups and for the display of the mobile home location permit as required

by Article II., Section 9-201. (Amended February 12, 1993)

- f. The park management shall maintain a register containing the names of all park occupants identified by lot number or street address. Such register shall be available to any authorized County official inspecting the park.
- g. The park management shall be responsible for posting lot numbers as shown on the approved site plan on each manufactured home lot in such a manner that they can be easily read from the park street on which the lot has frontage.
- h. A home occupation is permitted in a manufactured mobile home park only under the following conditions: (Amended January 26, 2001)
 - (1) The appearance of the dwelling shall not be altered in any manner which would indicate that a business is being conducted within the home;
 - (2) The home occupation shall not generate pedestrian or vehicular traffic, or demand for parking, beyond that which is normal to the particular neighborhood;
 - (3) The use shall employ only family members residing in the home;
 - (4) The use shall not involve the display articles or products or signs;
 - (5) The use shall not have any onsite storage of equipment or materials used to deliver products or to provide services off-site and shall have no onsite assembly or storage of vehicles other than customary household vehicles;
 - (6) The use shall not involve the delivery of business related supplies, equipment or products;
 - (7) Not more than twenty-five (25) percent of the total floor area of the home or 500 square feet, whichever is less, shall be devoted to the home occupation;

- (8) A family day care center shall provide a minimum of 100 square feet of play area per child on the lot on which the center is located.

S9-106 Pre-Existing Manufactured and Mobile Home Parks. The purpose of this Section is to set forth specific standards and requirements for pre-existing manufactured and mobile home parks in order to insure that a minimum of livability for park residents is obtained, dust and litter are minimized, drainage is adequate, and adequate buffers from nearby dissimilar uses is achieved where possible. The following requirements shall apply to all manufactured or mobile home parks existing at the date of adoption of these regulations. None of the provisions of Section 9-105 shall apply to such parks except as specifically identified herein, and to that extent such parks may be considered to be "Grandfathered" except as noted:

1. Maintenance Standards. All pre-existing manufactured or mobile home parks shall comply with all applicable County Codes and Ordinance concerning minimum maintenance standards. These regulations include the Abandoned Motor Vehicle Ordinance, the Litter Ordinance, and the Weed and Vegetation Ordinance.
2. Street Surface. All unpaved streets within pre-existing manufactured and mobile home parks shall be paved to County specifications for private streets as set forth in Section 9-105, 10, d. of these regulations. Provided however, that where the County Engineer finds that due to closeness of dwelling units to the roadway, the street width standards cannot be fully complied with, he shall approve a lesser width, provided that safe traffic flow can be maintained. Where safe traffic conditions cannot be maintained, the park owner may be required to provide additional space by relocating dwelling units or installing a one-way street pattern, subject to the approval of the layout and design by the County Engineer. This paragraph shall not apply to park streets with existing pavement of substandard width provided the existing pavement is of adequate quality.
3. Drainage. All pre-existing Manufactured Home Parks shall comply with the drainage requirements set forth in Section 9-104. 4 of these regulations.
4. Buffers. Buffers required pursuant to the site plan review procedures shall be installed as per the requirements of Section 9-105, 9 a., b. Where it is impractical for a Manufactured Home Park to comply fully with the buffer

requirements of these regulations due to the pre-existing placement of manufactured homes in the required buffer area, and upon a finding during the site plan review process that peculiar conditions do exist which support extraordinary consideration, a wooden or masonry fence with a minimum of six feet height may be approved as a buffer in lieu of the required distance buffer along side and rear property lines. No variance shall be given for the required landscaped buffer along the public street frontage. However, where the required distance for this buffer cannot be provided for an existing Manufactured Home Park due to prior placement of manufactured homes in the required buffer area, a solid architecturally designed wooden or masonry fence may be permitted in conjunction with what landscaping area can be provided. However, no buffer shall be required adjacent to another manufactured home park. Where the Manufactured Home Park clearly predated the establishment of the adjacent use, the park owner shall not be charged with a buffer deficiency under these regulations. This paragraph shall not apply to parks permitted under and in compliance as of the date of adoption of this Ordinance, with the Mobile Home Park Ordinance of Chatham County, (as amended) adopted on April 28, 1969.

5. Compliance Schedule. All pre-existing Manufactured Home Parks shall be brought into compliance with the requirements of this Section in accordance with the following schedule:
 - a. From the date of adoption of these regulations:
 - (1) Derelict Automobile and Appliances - within 1 month.
 - (2) Grass mowing - within 1 month.
 - (3) Cleanliness Condition - within 1 month.
 - b. From the date of notification of the results of an inspection conducted by the Department of Inspections, Engineering Department, and Health Department, such inspection to be within six months of the date of adoption of these regulations:
 - (1) Street paving - within 2 years.
 - (2) Draining - within 2 years.
 - (3) Buffers - within 2 years.

6. Responsibility of Park Management and Residents. The management and residents of all pre-existing Manufactured Home Parks are subject to the requirements and provisions of Subsection 19, of Section 9-105 of these regulations.
7. Certification, Licenses, Inspections.
 - a. Site Plan Review. Where any of the review agencies identified above identify a deficiency based on health, welfare, or safety considerations, from the standards set forth herein, the Director of Inspections shall notify the Manufactured Home Park owner in writing of such deficiency and offer to review the deficiencies at the park. The owner shall have 60 days to submit a site plan showing how the deficiency will be addressed. The submittal shall be forwarded by the Inspections Department to the Engineering Department, Health Department, Metropolitan Planning Commission Staff and any other public agency or board deemed appropriate for plan review. Approved plans shall be certified by the review agencies to the Inspections Director for issuance of a certificate of compliance. Deficiencies identified in the review process shall be corrected or shall be included within an agreed to time schedule prior to the issuance of such certificate. The Director of Inspections shall thereafter monitor the park to insure continued compliance and certification. The review shall include but not be limited to concerns for inadequate drainage features, mosquito breeding potentials, potential for standing water, potholes, the washing of sandy roadways, soil erosion and sediment control concerns, traffic hazards (sight distance problems, inadequate roadway width for safe maneuvering of two-way traffic), pedestrian hazards, air quality concerns, impacts of development on adjacent land uses, impacts of adjacent land uses on the quality of life of park residents (noise and visual pollution) and the overall personal safety of park residents.
 - b. Licenses. All pre-existing manufactured home parks must have and maintain a valid business license issued annually by Chatham County. All license renewals shall be contingent upon the park being certified by the Director of Inspections as being in compliance with these regulations, including the completion and/or installation of all required improvements:
 - (1) Fees: The license fee for manufactured home parks shall be as follows:

(a) Parks with one thru fifty spaces - \$5 per space.

(b) Each additional space - \$15 per space.

(c) The maximum fee per park - \$400.

(2) Expiration Date: Licenses expire at the end of each calendar year and may be renewed only in the manner and form provided for the original granting of licenses. Failure to renew by January 31 of each year shall result in an execution of one-half the regularly required fee. Failure to renew by March 1, shall be subject to subpoena to the Recorder's Court of Chatham County for violation of this Ordinance.

c. Inspection of Manufactured Home Parks. All County officials identified in Section III of this Ordinance, are hereby authorized and directed to enter each pre-existing Manufactured Home Park on a periodic basis and to make such inspections as are necessary to determine satisfactory compliance with this Ordinance.

§9-107 Administration, Variances, Appeals, and Penalties.

1. The Director of Inspections shall implement, administer, and enforce the provisions of this Ordinance.

2. Variances from the Site Plan review requirements for new and pre-existing parks shall be granted only in conformance with the variance procedures as set forth in the Planned Development Regulations of the Chatham County Zoning Ordinance.

3. Appeals from the Metropolitan Planning Commission actions shall be filed with the Board of County Commissioners on forms provided by the Director of Inspections.

4. Penalties for Violation. Failure to comply with any of the requirements and provisions of these regulations including violation of conditions and safeguards established in connection with grants of variance or special exception, shall constitute a violation of this Ordinance. Any person who violates this Ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$500 or imprisoned for not more than 30 days, or both, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein

contained shall prevent Chatham County from taking such other lawful action as is necessary to prevent or remedy any violation of this Ordinance.

§9-108 Repeal of Conflicting Ordinances or Resolutions. The Mobile Home Park Ordinance of Chatham County adopted April 28, 1969 and all amendments thereto are rescinded in their entirety. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

§9-109 Conflict with Other Laws. Whenever the requirements of this Ordinance are more restrictive than the standards required in, or under any other statutes covenant, ordinance, or resolution, the requirements of this Ordinance shall govern. Whenever the provisions of any other statute, covenant, ordinance, or resolution are more restrictive standards than those of this Ordinance, the provisions of said statute, etc., shall govern.

§9-110 Severability. Should any section, paragraph, subdivision, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part or provisions thereof, other than the part so decided to be invalid or unconstitutional.

ARTICLE II

Taxation of Mobile (Manufactured) Homes

§9-201 Applicability of Georgia Code. Every mobile home owned in this State on January 1st of each year and located in Chatham County shall be taxed pursuant to the provisions of OCGA 48-5-440 through 495.

§9-202 Repeal of Conflicting Ordinances on Resolutions. Section 19 (individual Mobile Home Permits) of Appendix 1 of the Chatham County Code of 1971, an ordinance adopted by the Chatham County Commission on May 4, 1979, to amend an ordinance to require the owner of a mobile home as herein defined to be required to obtain from the Tax Commissioner of Chatham County a Permit Authorizing the Location of Such Mobile Home within the confines of such County, and all amendments thereto are rescinded in their entirety. All ordinances and resolutions in conflict with this code provision are hereby repealed to the extent necessary to give this code provision full force and effect.

ARTICLE III

Factory Built Housing Ordinance

§9-301 Statutory Authorization. The Legislature of the State of Georgia has in the Georgia Constitution, Article 9, Section II - Home Rule for Counties delegated the responsibility to local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Board of Commissioners of Chatham County, Georgia, acting under its enabling act, Georgia Laws of 1984, Vol. II pp. 5050-5076 as amended, does ordain and enact into law the following Factory Built Housing Ordinance.

§9-302 State of Georgia and Other Local Laws Applicable to this Ordinance.

1. The Official Code of Georgia Annotated (O.C.G.A.) Chapter 8-Buildings and Housing Standards for Construction is the basis for this Ordinance. Chapter 8 includes "The Uniform Standards Code for Manufactured Homes Act of 1982," (Ga. L. 1982, p. 1637) O.C.G.A. 8-2-110 et seq. and "The Uniform Act for the Application of Building and Fire Related Codes to Existing Buildings" of 1984, (Ga. L. 1984, p. 1160) O.C.G.A. 8-2-200. Any other State statute applicable to the design, construction and use of factory built structures shall also apply as a legal basis for this Ordinance.
2. The Code of Chatham County, Georgia of 1989, amended, Chapter 20-Building Regulations is a basis for this Ordinance. Chapter 20 includes but shall not be limited to the following ordinances and technical codes applicable to factory built units: Standard Building Code, Standard Plumbing Code, Standard Mechanical Code, National Electrical Code, Standard Fire Prevention Code, Standard Gas Code, Standard Housing Code, Standard Unsafe Building Abatement Code and Federal Manufactured Homes Construction and Safety Standards.

§9-303 Short Title and Jurisdiction. This Ordinance shall be known and may be cited as the "Chatham County Factory Built Housing Ordinance." It shall apply to the unincorporated area of Chatham County, Georgia.

§9-304 Purpose of Ordinance. It is the intent of the Board of Commissioners to provide in this Ordinance for the establishment of minimum design and placement standards for all categories of factory built housing units permitted to locate on individual parcels, not defined as being within manufactured/mobile home parks, and to provide appropriate administrative and enforcement mechanisms to ensure that

occupants of factory built housing units have decent, safe and sanitary living conditions.

§9-305 Definitions.

1. Administrator means the staff person designated to administer, implement, and enforce the provisions of this Ordinance. The Inspections Department Director is hereby designated as the "administrator" of this Ordinance (Article).
2. Closed Construction. The construction of any building, component, assembly, subassembly or system in such a manner that all portions cannot be readily inspected at the installation site without disassembly, damage to, or destruction thereof.
3. Component means any assembly, subassembly, or combination of parts for use as a part of a building, which may include structural, electrical, plumbing, mechanical, and fire protection systems and other systems affecting health and safety.
4. Factory built housing and other structures means any structure or unit or component thereof which is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities, other than on the site, for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof. Units constructed after June 15, 1976, shall carry an insignia of approval issued by the U.S. Department of Housing and Urban Development or the Commissioner of Community Affairs of the State of Georgia that certifies that such unit has been constructed according to the provisions of O.C.G.A. Chapter 8, Article 2.
5. Industrialized building means any structure or component thereof which is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof and is in compliance with the requirements of O.C.G.A. 8-2-112 and is certified by the Commissioner of Community Affairs.

6. Installation means the assembly of a factory built industrialized building on site and the process of affixing the factory built building, component, or system to land, a foundation, footings, or an existing building.
7. Manufacture means the process of making, fabricating, constructing, forming, or assembling a product from raw, unfinished, or semifinished materials.
8. Manufactured Home. A factory built structure transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length or, when erected on a site, is 600 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; and the unit is certified as meeting the standards established under the U.S. Department of Housing and Urban Development Rules and Regulations for Manufactured Housing (HUD Certified), enforced under the provisions of the "National Manufactured Housing Construction and Safety Standards Act" of 1974 which was enacted on June 15, 1976, or as amended. A manufactured home is further defined as follows:
 - a. Type A Manufactured Home: A multi-sectional unit designed and constructed after June 15, 1976, which is HUD certified. The total width of such unit shall not be less than 20 feet wide.
 - b. Type B Manufactured Home: A single-sectional unit, or a multi-sectional unit with a total width of less than 20 feet, designed and constructed after June 15, 1976, which is HUD certified.
9. Manufactured Home Hardship Use means any manufactured home utilized for a hardship use as authorized in the County Zoning Ordinance and Section 9-308 of this Ordinance.
10. Manufactured Home Multi-sectional (double-wide Type A) Unit. A factory built home in two or more sections, which when transported to a site for permanent placement and fitted together, forms a single dwelling.
11. Manufactured Single-section (single-wide Type B) Unit. A factory built building which is constructed as a single unit.
12. Mobile Home means any non-certified dwelling structure transportable in one or more sections, which is **not** certified

as meeting the standards established under the U.S. Department of Housing and Urban Development Rules and Regulations for Manufactured Housing (HUD Certified), enforced under the provisions of the "National Manufactured Housing Construction and Safety Standards Act" of 1974 which was enacted on June 15, 1976, or as amended or Georgia Department of Community Affairs standards and manufactured prior to June 15, 1976.

13. Site means the entire tract, subdivision, or parcel of land on which the factory built building is installed.
14. System means structural, plumbing, mechanical, electrical, or fire safety elements, materials, or components used separately or combined for use in a factory built building.
15. Temporary structure means a building not designed to be mounted on a permanent foundation and is only intended to be used during the time permanent facilities are being constructed. A temporary structure shall not include a structure used as a dwelling. (Ga. L. 1971, p. 364, §2; Ga. L. 1980, p. 1316, §13; Code 1981, §8-2-111; Ga. L. 1982, p. 1637, §1.)

§9-306 Certification and Permitting Requirements for Lots Outside of Manufactured Home Parks.

1. Building Permit and Certificate of Occupancy Required. Any owner, authorized agent, or contractor who desires to move, locate, install or construct a factory built structure and its appurtenances, or cause any such work to be done, shall first make application to the Inspections Department Director and obtain the required building permit for the work as further required and specified in the County's Standard Building Code and other applicable County Codes and Ordinances. A new factory built structure shall not be occupied or a change made in occupancy or the nature or the use of a structure or part of a structure until after the Inspections Department Director has issued a certificate of occupancy as required. The Administrator shall procure the review and approval of other County departments, as appropriate, for compliance with zoning, site development, water supply and sanitary waste disposal, storm drainage, and other development requirements.
2. Electrical Inspection Required. No person or utility company shall connect or engage electrical power to any manufactured home unit unless an appropriate electrical inspection(s) has been made and approved by the County Inspections Department Director or the Director's representative and a mobile home

location permit obtained and displayed as required by Section 9-306 (3). (Amended February 12, 1993)

3. Location Permit and Decal Display Required. "Each year every owner of a mobile home (manufactured home) subject to taxation under this article shall obtain on or before April 1st from the Tax Commissioner of Chatham County a mobile home location permit." (O.C.G.A. 48-5-492) This provision shall apply to all manufactured homes as defined in this Ordinance and O.C.G.A. 8-2-131(2). The owner shall place an official decal on the manufactured home as evidence of having paid the location permit fee.

Any manufactured home unit that has been placed on a permanent foundation and registered with the County Assessor's office as real estate is exempted from this annual location permit requirement. The Property Assessor may issue a special identification decal to indicate the unit's status as real property. In order to qualify as real estate the manufactured home must be on a permanent foundation permitted and inspected by the County Inspections Department. The owner of the structure must also own the land on which the structure is placed.

§9-307 Design Standards for Factory Built Homes in Chatham County for Lots Outside of Manufactured Home Parks.

1. Standards For All Factory Built Housing Units. The following standards apply to all factory built dwelling units within Chatham County.
 - a. Exterior steps, landings and porches that are compatible with conventional residential construction shall be provided to all entrances as required by the County Building Code.
 - b. All factory built dwellings shall be provided with a foundation and hurricane tie-downs as required by the County's building codes.
 - c. Manufactured home dwellings shall contain at least 600 square feet of livable area, exclusive of any porch or other exterior additions.
2. Standards For Manufactured Homes Types A and B. The following standards apply to all Type A and Type B Manufactured Homes, excluding those located within Manufactured Home Parks, as defined by the County's Manufactured Home Park Ordinance.

- a. No more than one manufactured dwelling shall be permitted on a lot.
- b. Manufactured homes shall comply with all regulations established for a one-family dwelling in the zoning district within which they are located.
- c. Any exterior additions made to a manufactured home shall meet minimum Chatham County Building Code standards as referenced in §9-302 of this Article.
- d. The unit shall be oriented on the lot so that its long axis is parallel with the street. A perpendicular or diagonal placement may be permitted if there is a section addition so that the narrow dimension of the unit, as so modified and facing the street, is no less than 50 percent of the unit's long dimension. The narrowest dimension of any unit, including additions, placed in a perpendicular or diagonal position to the street shall be at least 20 feet with a maximum depth of 20 feet.
- e. All units shall have exterior siding material as per the codes and standards referenced in §9-302. The exterior covering material must extend to the ground, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation except in those specific instances where prohibited by FEMA flood prevention regulations.
- f. All units shall have a roof pitch so that there is at least a two-inch vertical rise for each 12 inches of horizontal run. The roof must consist of shingles or other material customarily used for conventional site built dwellings.
- g. The lot shall meet the vegetative cover and soil stabilization requirements of the County Land Disturbing Activities Ordinance. It must have positive drainage characteristics that carry storm water runoff away from the building. Landscaping is strongly recommended. FHA/VA home site landscaping standards should be considered as a bare minimum standard. Landscaping improvements shall be complimentary and compatible with other existing established residential yards in the immediate neighborhood.

- h. The towing assembly and wheels on Type A manufactured dwellings shall be removed from the unit prior to its occupancy.
- 3. The Chatham County Zoning Ordinance, Subdivision Regulations Ordinance and other provisions and ordinances of the Code of Chatham County, Georgia 1989, amended shall also have applicability as appropriate to the design, siting, construction and maintenance of factory built housing units and other factory built structures.

§9-308 Site Standards for Manufactured Home, Hardship Use Dwelling. The following standards shall apply to Type B manufactured homes utilized as a hardship dwelling use on lots outside of Manufactured Home Parks, as permitted by the Chatham County Zoning Ordinance:

- 1. Any permit issued under these conditions shall be issued only after a finding by the Zoning Board of Appeals that a hardship situation exists because of a medical disability and that the unit would not adversely affect the adjoining and surrounding properties. Said disability shall be established by certification of a licensed physician.
- 2. Any permit issued under these conditions shall be valid only for 12 months. Said permit may be renewed by request of the holder in the form of a petition requesting a one year extension by the Zoning Board of Appeals. Such request shall indicate a statement by a licensed physician that such medical disability continues to exist. The required Security Bond shall be renewed at such time also, unless such bond is paid by certified check. The Director of Inspections may issue a temporary certificate of occupancy up to 90 days while the Board of Appeals application is being processed.
- 3. The Type B manufactured home must be placed on a tract of land at least 20,000 square feet in size.
- 4. When a manufactured home is placed upon an unoccupied lot, it shall be considered the principal use upon such lot and shall comply with all regulations established for factory built units in Sec. 9-307 of this Article.
- 5. Where the Zoning Ordinance permits a manufactured home to be established as a hardship use second dwelling unit on a lot with a site built single-family detached dwelling, it shall be permitted only in a rear yard.
- 6. No additions shall be made to any manufactured home units used for hardship use.

7. The hardship use manufactured home shall be located on the tract of land in a manner consistent with the location of buildings on adjoining lots.
8. Prior to the issuance of a permit, petitioner shall furnish a bond or certified check payable to the County in an amount determined by the Director of Inspections as being necessary to cover the cost of moving the unit from the property if not removed as required by the hardship use permit. Said bond shall be for the expressed purpose of paying any and all costs incurred by the County in the removal and storage of the manufactured home in the event of violation of the provisions of these regulations or the Chatham County Zoning Ordinance.

§9-309 Restrictions for Non-Certified Factory Built Dwellings.

1. Non-certified factory built structures shall not be imported to the unincorporated area from outside of Chatham County after the effective date of this Ordinance. (Amended August 28, 1998)
2. Non-certified factory built structures existing in the incorporated and unincorporated areas on the effective date of the adoption of this Ordinance shall not be relocated to another site within the unincorporated area of Chatham County unless such structure is brought into compliance with the Standard Housing Code. (Amended August 28, 1998)
3. An inspection and building permit must be issued by the Inspections Department prior to the code compliance work commencing. (Amended August 28, 1998)

§9-310 Maintenance of Factory Built Housing and Other Structures.

All factory built housing units and other factory built structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition as required by the Standard Housing Code, current edition as amended, Chapter 20 of the Code of Chatham County, Georgia, 1989, amended.

§9-311 Procedures for the Demolition and Removal of Factory Built Structures Unsafe or Unfit for Human Habitation. The procedural provisions of the Standard Unsafe Building Abatement Code, current edition, as amended, Chapter 20 of the Code of Chatham County, Georgia, 1989, amended shall be used as the legal process by which the Administrator shall remedy violations of these regulations and other applicable County Code provisions.

§9-312 Administration, Variances, Appeals, and Penalties.

- a. The Director of Inspections shall be the Administrator and shall implement, administer, and enforce the provisions of this Ordinance.
- b. Variances from the requirements of this Ordinance shall be granted only in conformance with the variance procedures as set forth in the Chatham County Zoning Ordinance - Section 10 Board of Appeals.
- c. Penalties For Violation. Failure to comply with any of the requirements and provisions of these regulations including violation of conditions and safeguards established in connection with grants of variance or special exception, shall constitute a violation of this ordinance. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$500 or imprisoned for not more than 30 days, or labor on the work gang for not more than 60 days for any single offense, or any combination thereof, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent Chatham County from taking such other lawful action as is necessary to prevent or remedy any violation of this ordinance.
- d. The administrator of inspections and his or her representative shall issue no construction permit for any factory built housing until owner can demonstrate to the satisfaction of the administrator that the factory built housing has the current year decal or mobile home location permit. (Amended February 4, 2005)

§9-313 Repeal of Previous Ordinances. All other ordinances or resolutions or parts thereof in conflict with this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

§9-314 Conflict with Other Laws. Whenever the requirements of this Ordinance are more restrictive than the standards required in or under any other statute, covenant, ordinance, or resolution, the requirements of this Ordinance shall govern. Whenever the provisions of any other statute, covenant, ordinance, or resolution are more restrictive standards than those of this Ordinance, the provisions of said statute, etc. shall govern.

§9-315 Abrogation and Greater Restrictions. This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance and another legal authority conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

§9-316 Severability. Should any section, paragraph, subdivision, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part or provisions thereof, other than the part so decided to be invalid or unconstitutional.

§9-317 Effective Date. This Ordinance shall become effective on October 19, 1990.