



*The Planning and Permitting Office*  
*The Unified Government of Cusseta-Chattahoochee County, Georgia*

215 McNaughton St Cusseta, Georgia 31805  
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## MANUFACTURED HOME GUIDELINES

1. The manufactured housing unit must have a pitched roof and be covered with material that is residential in appearance.
2. The exterior siding must be residential in appearance.
3. The Manufactured housing unit must have a measured minimum width dimension of at least sixteen (16) feet, exclusive of those manufactured housing units to be placed in a MHU – 1 Zone, which must be a minimum of twelve (12) feet in width.
4. The manufactured housing unit shall have a concrete block and/or brick foundation using a minimum four (4) inch block between the base of the unit and the ground with the appropriate ventilation. Underpinning must be completed within thirty days of placement of unit.
5. The hitch, if not removed from the unit when placed must be boxed for safety purposes.
6. Any manufactured housing unit not purchased directly from a factory or purchased new from a dealer must be inspected for condition before it is moved into or within the county. All units must meet the standards contained in the HUD 1 and 2 Building Codes. Once a unit passes inspection and the required fees are paid, the building inspector shall issue a permit. The inspection fee shall be calculated as follows: **Base Fee of \$100 + mileage expense to and from the location of the manufactured housing unit based on the Unified Government mileage rate + \$15 per hour spent by the inspector in the commute and actual inspection. The inspection fee shall be paid at the time the inspection is scheduled.**
7. If electricity is being served aurally, electrical service pole must be total of 20' long with 4' in ground.
8. Electric service cable must be in conduit for the entire distance from meter base to electric panel inside mobile home.
9. Proper zoning must be established before any mobile home is set on property lying in Cusseta-Chattahoochee County. The Permitting Department is available to assist you with this
10. Setback Information: Setback requirements vary by zoning district. This information can be obtained from the Permitting Department.

**I hereby acknowledge receipt of this document and agree to abide by its stipulations.**

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Signature

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Date