

## **ORDINANCE FOR MANUFACTURED HOMES, MOBILE HOMES, MODULAR HOMES OR OTHER SIMILAR DWELLING UNITS**

An Ordinance for the purpose of identifying dwelling units, their site locations and other procedures pertaining to Manufactured Homes, Mobile Homes, Modular Homes or similar dwelling units within the Town of Mitchell, Georgia as follows:

### **SECTION A – DEFINITIONS**

- I. **DWELLING UNIT:** A structure or a portion of any structure designed, arranged and used for living quarters for one (1) or more persons living as a single housekeeping unit with cooking facilities, but not including units in hotels, motels, boarding houses or like uses.
- II. **DWELLING, SINGLE-FAMILY:** A structure containing not more than one Dwelling Unit designed for residential use, which meets or exceeds the following standards:
  1. Minimum width of 16 feet.
  2. Minimum square footage required by the zone in which located.
  3. The roof shall have a pitch of not less than 3/12 and a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass or metal tiles, slate, built up gravel materials, or other materials approved by the building official.
  4. The exterior siding materials shall consist of wood, masonry, concrete, stucco, masonite, metal or vinyl lap or other materials of like appearance.
  5. Be attached to a permanent foundation.
  6. Be constructed in accordance with the standards established as the State of Georgia Building Codes, as amended from time to time or the Standard Codes as amended from time to time if locally adopted or the National Manufactured Housing Construction and Safety Standards Act, or the State of Georgia Industrialized Buildings Act.
  7. Manufactured homes and modular homes placed in residential zoning districts or areas shall meet the minimum compatibility standards herein set forth in section B III.
  8. The building official may approve deviations from one or more of the developmental or architectural standards provided herein or in Section B III on the basis of a finding that the materials to be utilized or the architectural style proposed for the dwelling will be compatible and harmonious with existing structures in the vicinity.

- III. **MANUFACTURED HOME:** A structure defined by and constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 as amended 42 U.S.C. 5401, et seq. The definition at the date of adoption of this part is as follows:

Manufactured Home means structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty 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 the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under this title.

- IV. **MOBILE HOME:** A structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length or, when erected onsite, is 320 or more square feet and which is built on 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 manufactured prior to June 15, 1976.
- V. **MODULAR HOME:** A factory fabricated transportable building consisting of units designed to be incorporated at a building site on a permanent foundation into a permanent structure to be used for residential purposes and which bears a seal of compliance with regulations of either the Southern Building Code Congress International or the Georgia Industrialized Building Act.
- VI. **STRUCTURE:** Anything constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on the ground. Structures include, but are not limited to the following: site built buildings, industrialized buildings, Modular Homes, Manufactured Homes, Mobile Homes, billboards, swimming pools, advertising signs, satellite dishes, and fall-out shelters.

## SECTION B – MANUFACTURED HOMES AS SINGLE FAMILY DWELLING

- I. **Intent** – It is the intent of this ordinance to encourage the provision of affordable housing in a general residential environment by permitting the use of Manufactured Homes meeting the definition of Dwelling, Single-Family as defined herein, in all residential districts in which similar dwellings constructed on the site are permitted, subject to the requirements and procedures set forth herein to assure similarity in exterior appearance between such residentially designed Manufactured Homes and dwellings which have been constructed under these and other lawful regulations on adjacent lots in the same district, zoning classification or general area.

Manufactured Homes meeting the definition of Dwelling, Single-Family, either individually or by specific model, shall be permitted in all residential districts subject to the requirements and limitations set forth in this ordinance which are applicable to Manufactured Homes and the requirement and limitations applying generally to residential use in such zoning classification or district, including minimum lots, yard and building spacing, percentage of lot coverage, off-street parking requirements and approved foundations as described herein.

- II. Permitted Locations – Manufactured Homes which meet the standards established in Section A II and B III shall be allowed in all residential districts.
- III. Compatibility Standards for Manufactured Homes meeting the definition of Dwelling Single-Family are as follows:
  1. Manufactured Homes qualifying as 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 in size, siding material, roof material, roof pitch, foundation and general aesthetic appearance to: (i) site-built or other forms of housing which may be permitted in the same general area under this Ordinance or (ii) existing development or (iii) proposed development in the same zoning district or area.
  2. All towing devices, wheels, axles, and hitches must be removed.
  3. At each exit door there must be a landing that is a minimum of thirty-six (36) inches by thirty-six (36) inches.

SECTION C – PROCEDURES FOR APPROVAL OF MANUFACTURED HOMES  
CLASSIFIED AS DWELLING, SINGLE-FAMILY, OTHER MANUFACTURED  
HOMES AND MOBILE HOMES:

- I. Applications for approval of placement of Manufactured Homes or Mobile Homes shall be made on a form or forms developed for the purpose and shall be submitted to the Town's Building Official for review and approval in accordance with this ordinance.
- II. Such applications shall include all information necessary to make determinations as to conformity with the provisions of this Ordinance as applicable to each such Structure and, as applicable, conformity with the standards herein, including photographs or renderings of the front and side of the Manufactured Home or Mobile Home exterior finish, and other information necessary to make determinations required by this ordinance.
- III. No application will be accepted for a manufactured or mobile home older than seven (7) years.

IV. Approval or denial of the application shall be within fifteen (15) days of receipt of the application and all required supporting documents. The applicant shall be notified in writing of the approval, conditional approval or denial of the application within fifteen (15) working days after such decision is made. Conditional approval shall require that the conditions and reasons therefore be in writing and be agreed to by the applicant; such conditions shall be binding upon the applicant. In the case of disapproval, the reasons therefore shall be stated in writing.

AND thus ordained, this the 13<sup>th</sup> day of December, 1999.

FIRST READING September 20, 1999

SECOND READING October 4, 1999

UPON PASSAGE AYES: 4

NAYS: 0

APPROVED:

Scott Lamb  
Mayor

ATTEST:

Gail J. Berry  
Clerk