

Chapter 58 MANUFACTURED HOMES

Exhibit 4

ARTICLE I. IN GENERAL

Sec. 58-1. Short title.

This chapter shall be known and may be referred to as the manufactured home regulations.

(Res. of 4-6-95, art. I, § 100; Res. of 10-22-01, art. I, § 100)

Sec. 58-2. Authority.

This chapter is adopted under authority of Georgia General Act No. 515, 1961 and Georgia Code, Annotated, Sections 69-1214; 69-1610; 48-5-492; and, 48-5-493.

(Res. of 4-6-95, art. I, § 101; Res. of 10-22-01, art. I, § 101)

Sec. 58-3. Jurisdiction.

These regulations shall govern the design, expansion, improvement, and occupancy of parks, subdivisions, and individual sites for manufactured homes in the unincorporated area of Thomas County. Notwithstanding any other provisions hereof, these regulations shall not be deemed to apply to manufactured homes so long as the same are on a sales lot or on the premises of a manufactured home manufacturer and are not occupied as residences.

(Res. of 4-6-95, art. I, § 102; Res. of 10-22-01, art. I, § 102)

Sec. 58-4. Purpose and intent.

The public health, safety, morals, and general welfare require the harmonious, orderly, and progressive development of land within Thomas County, Georgia. In furtherance of this goal this chapter is adopted for the following purposes, among others:

- (1) To encourage the development of economically sound and ecologically stable communities;
- (2) To assure the provision of required streets, utilities, and other facilities and services to new development;
- (3) To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in land development;
- (4) To assure the provisions of needed public open space, recreation areas, and building sites in new development for public purposes;
- (5) To assure, in general, the wise development of new areas, in harmony with the Comprehensive Plan for Thomas County, and adjacent properties; and
- (6) To protect property values and ensure an adequate, safe, living space standard through inspection.
- (7) To assure that development will comply with applicable rules and regulations of the department of natural resources, the Thomas County Board of Health, the department of

revenue, office of insurance and fire commissioner, flood plain management regulations, and all laws pertaining to or authorizing such rules and regulations.
(Res. of 4-6-95, art. I, § 103; Res. of 10-22-01, art. I, § 103)

Sec. 58-5. Definitions.

Accessory structure or use. A structure or use that:

- (1) Is subordinate and ancillary to and serves an existing manufactured home;
- (2) Is subordinate and ancillary in area, extent, and purpose to the manufactured home served;
- (3) Contributes to the comfort, convenience, or necessity of the occupant in the manufactured home; and,
- (4) Is located on the same lot as the manufactured home.
- (5) No mobile home, manufactured home, or portions shall be used for the purpose of storage.

Adjoining property line. The boundary line between a manufactured home park or a site occupied by a manufactured home and property in another ownership and shall, for the purpose of these regulations, include street, railroad, or utility rights-of-way.

Alteration. The relocation of manufactured homes within a park; also any change in the exterior dimensions of accessory structures or manufactured homes.

Manufactured or mobile home inspection permit, zoning compliance form, or building permit. A Duly authorized forms signed by the building official authorizing the location of a manufactured home or the construction of a additional structure, cabana, sign, or other improvements. Such permit shall be valid for a period of twelve (12) months.

Expansion. The enlargement of a manufactured home park by the provision of further utility and road improvements or the addition of manufactured homes to a park, in excess of the number of improved sites existing at the time of the adoption of these regulations.

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. (These standards became effective June 15, 1976.) "Manufactured home" means a 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 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 the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the U.S. Department of Housing and Urban Development and complies with the standards established under this title.

Each manufactured home being moved, located, placed, relocated, reconstructed or installed within Thomas County after June 9, 2009 shall not be allowed to be located for permanent or temporary occupancy in unincorporated areas of Thomas County if such manufactured home is more than fifteen (15) years old. The age of the manufactured home shall be measured from the day the application for placement permit is submitted to the Building, Planning, & Zoning Department.

Manufactured home installer. A person responsible for performing an installation and who is required to obtain a state license pursuant to the provisions of O.C.G.A. § 8-2-164 for manufactured home installations. A Thomas County license registration with the Building Inspection Department is required.

Manufactured home lot/site. A parcel of land for the placement of a single manufactured home and for the exclusive use of its occupants. Individual lot/site shall be a minimum of two (2) acres.

Manufactured home park. An operation which leases or rents more than two (2) spaces for permanent or for temporary occupancy for manufactured homes except when lots/sites front on an existing public road or street and meet area width or depth may be used as a building site or contains use of the lot of record. Under no conditions shall lot spaces be offered for sale.

A manufactured home park shall mean a licensed business operation which leases or rent spaces for permanent or temporary occupancy for periods exceeding thirty (30) days for manufactured homes and under some condition a predetermined number of lots approved for temporary stay of 30 days or less for travel trailers.

Manufactured home stand. That part of an individual lot/site reserved for the placement of one manufactured home.

Manufactured home subdivision. A subdivision of land intended for the sale of lots to individuals for the placement and occupancy of manufactured homes and shall be platted and developed under procedures required by the road and subdivision regulations of Thomas County and shall also comply with the regulations set forth herein which are applicable.

Mobile home. Same as manufactured home except that the date of manufacture is prior to June 15, 1976 and does not meet 1976 construction and safety standards. No pre June, 15, 1976, mobile homes are permitted to be moved into Thomas County for occupancy or storage.

(Res. of 4-6-95, art. I, § 104; Res. of 10-22-01, art. I, § 104)
Secs. 58-6--58-25. Reserved.

ARTICLE II. MANUFACTURED HOME PLACEMENT

Sec. 58-26. Information required for issuance of permits.

(a) Zoning compliance form

(b) *Manufactured home description:*
Serial number

Year
Make or model
Color
Size (dimensions) SW__ DW__ Triple__

(c) *Permits to be obtained:*

(1) *Manufactured home inspection permit*

and shall comply with the requirements of Chapter 120-3-7 (Appendix A) of Rules and Regulations of the Georgia Insurance and Fire Commissioner.

(2) *Electrical permit*

and shall be in accordance with the current National Electrical Code and with the requirements of Section 120-3-7 (Appendix A) of the Rules and Regulations of the Georgia Insurance and Fire Commissioner.

(3) *Mechanical permit*

and shall be installed in accordance with the current Standard Mechanical Code and with the requirements of Section 120-3-7 (Appendix A) of the Rules and Regulations of the Georgia Insurance and Fire Commissioner.

(4) *Plumbing permit*

and shall comply with the requirements of Section 120-3-7 (Appendix A) of the Rules and Regulations of the Georgia Insurance and Fire Commissioner.

Fees for permits shall be established from time to time by the Thomas County Board of Commissioners.

(Res. of 4-6-95, art. II, § 200; Res. of 10-22-01, art. I, § 200)

Sec. 58-27. Park operator.

It shall be the responsibility of the park operator to inspect manufactured homes being placed within the confines of the park under his/her jurisdiction prior to the placement of the manufactured home on its stand and the connection of utilities and occupancy of the manufactured home. If the condition of the manufactured home is questionable, the park operator shall inform the county building official or his designee, who shall inspect the manufactured home prior to its occupancy. There shall be a \$50.00 fee charged for the inspection service. Annually, prior to May 1 of each year, the park operator shall furnish to the county tax assessor a list of all owners of manufactured homes in the park and a list of all manufactured homes and owners which do not have current manufactured home location permits (decals).

At least once each year the county health department and the county building official at his/her convenience, shall inspect each manufactured home park and the manufactured homes within the park, to determine compliance with county regulations.

(Res. of 4-6-95, art. II, § 201; Res. of 10-22-01, art. II, § 201)

Sec. 58-28. Health.

Prior to the allowance of permanent occupancy of a manufactured home in the unincorporated area of Thomas County, such manufactured home shall be connected with an approved water source and an approved sewage disposal method, in such a manner as to comply with Thomas County Board of Health regulations which are, insofar as they are applicable, hereby made a part of these regulations to the same extent as though herein set out in full.

ARTICLE III. MANUFACTURED HOME PARK PLANS

Sec. 58-51. General.

(a) Manufactured home parks shall conform to the minimum requirements set forth below:

(1) *Existing manufactured home parks.* All existing manufactured home parks at the time of the adoption of this regulation are hereby declared to be conforming and shall be allowed to continue to exist and operate as presently designed and improved until expanded or abandoned. However, such manufactured home parks shall at all times conform to minimum health, building codes, and other applicable regulations of Thomas County.

(2) *New and expanded manufactured home parks.* From and after the adoption of these regulations, each new or expanded manufactured home park development shall be presented in plan form to the Thomas County Planning Director and Technical Review Committee and shall conform to the minimum design and improvement standards contained herein.

(3) Zoning approval

(4) NFI Report – Natural Features Inventory and Resources.

(3) *Pre-development site survey and evaluation.* Prior to the design of a manufactured home park development plan, it is recommended that the park developer contact the Thomas County Environmental Health Department to arrange for a pre-development site survey and evaluation if DNR wells and/or septic tanks are to be utilized or manufactured home park is to be served by public water and sewer.

(4) *Soil erosion and sediment control plan.* A soil erosion and sediment control plan prepared by a profession engineer and is required pursuant to the requirements of the State of Georgia Soil Erosion and Sediment Control Ordinance if proposed development would result in land disturbance of more than 1.0 acre. Best management practices may be required on development less than one (1) acre.

(b) The manufactured home park plan shall be drawn to a scale of one inch to 100 feet and shall include the following:

(1) The name of the park, the name(s) and address(es) of the owner(s) and the name(s) and address(es) of the designer, surveyor, or engineer.

(2) The date, scale and approximate north arrow.

(3) The boundaries of the park.

(4) The site plan of the community showing streets, driveways, open areas, recreation areas, buffer, parking spaces, service building, water courses, easements, and manufactured home lots/sites.

(5) Name(s) of adjoining property owner(s).

(6) The identification of all gas, water, electric, telephone, television cable, and sewage lines that will service the community. Street lights, solid waste containers site and surface water drainage plans shall also be included.

(7) Screening and buffers are required on front, rear, and side perimeter boundaries.

(8) At least 200 square feet per manufactured home lot shall be provided in one (1) or more locations for playground or recreational use purposes.

(c) No construction or public improvements shall commence on any land to be used as a manufactured home park prior to zoning approval and preliminary plat approval of the plan by the Thomas County Commission. After approval of a plan has been granted to a manufactured home park, if within one (1) year the development has not taken place, the approval will then become null and void.

(d) Upon completion of the required improvements provided herein, the engineer shall submit to the Thomas County Commission, five copies of the final plan, drawn to scale, and showing the location of the required improvements.

(Res. of 4-6-95, art. III, § 300; Res. of 10-22-01, art. III, § 300)

Secs. 58-52--58-75. Reserved.

ARTICLE IV. REQUIRED SETBACKS, LOT AREA, DRAINAGE, STORAGE BUILDINGS, RECREATION AREAS, AND SIGNAGE

Sec. 58-76. Required setbacks.

Along public streets, there shall be a 75 foot minimum building setback line along all exterior park boundaries which abut a paved public street. Required yards shall be measured from this setback line. Along rear and side property lines, all community exterior boundaries not adjacent to a public street shall be provided with a ten-foot minimum building setback line for buffer and landscape screening. Required yard shall be measured from this setback line.

All manufactured homes placed on lots/sites shall adhere to the following minimum yard/setback requirements:

Front--35 -feet

Side--10 feet (25 feet for corner lots)

Rear--30 feet

(Res. of 4-6-95, art. IV, § 400; Res. of 10-22-01, art. IV, § 400)

Sec. 58-77. Lot area.

Manufactured home lots/sites shall have a minimum lot width and area as follows:

(1) Lots/sites served by DNR community or city public water and public city sewerage or waste water treatment facility:

TABLE INSET:

Single-Section Homes	Multi-Section Homes
50 feet wide x 140 deep	60 feet wide x 135 deep
7,000 square feet	8,100 square feet

*Rule III Addendum to DHR Chapter 290-5-26, Thomas County Board of Health, adopted November 17, 1999, requires:

(2) Lots/sites served by public water and individual septic systems shall contain a minimum lot area of 21,780 square feet with a minimum lot width of 100 feet.

(3) Lots/sites served by both non-public (individual) wells and individual septic systems shall contain a minimum lot area of 43,560 square feet with a minimum lot width of 150 feet.

(4) Based upon the results of the pre-development site survey and evaluation (see 58-51(c)), Section M of the *Manual for On-Site Sewage Management Systems* of the Georgia Department of Human Resources (Environmental Health Section) may require larger lot areas than those shown in 58-77(2) and (3) above.
(Res. of 4-6-95, art. IV, § 401; Res. of 10-22-01, art. IV, § 401)

Sec. 58-78. Minimum frontage and area requirements.

A manufactured home park shall front on a paved public street and shall have a minimum frontage on a paved public street or road of 100 feet and a minimum area of 6.0 acres.
(Res. of 4-6-95, art. IV, § 402; Amd. of 3-23-98; Res. of 10-22-01, art. IV, § 402)

Sec. 58-79. Paving, soil, and ground cover requirements.

Exposed ground surfaces in all lots of every manufactured home park shall be covered with crushed stone, or other solid material, or protected with grass or other vegetative cover that is capable of preventing soil erosion and of eliminating objectionable dust.
(Res. of 4-6-95, art. IV, § 403; Res. of 10-22-01, art. IV, § 403)

Sec. 58-80. Lot/site drainage requirements.

The ground surface in all parts of every manufactured home park shall be graded and equipped to drain all surfaces of storm water in a safe and efficient manner.
(Res. of 4-6-95, art. IV, § 404; Res. of 10-22-01, art. IV, § 404)

Sec. 58-81. Required separation between manufactured homes.

Manufactured homes shall be separated from each other and from other buildings and structures by at least 20 feet. Porches and decks without tops or roofs shall for the purposes of separation requirements, be excluded from this requirement.
(Res. of 4-6-95, art. IV, § 405; Res. of 10-22-01, art. IV, § 405)

Sec. 58-82. Accessory storage building.

One accessory storage building is allowed on an individual lot. The storage building is to be located in the rear of the lot behind the manufactured home and may be located within two feet of the rear lot line of the individual lot/site. The maximum size of the storage building shall not exceed 120 square feet in size and shall only be used for storage of items of the person(s) living in the manufactured home. No building may be located in the ten (10) foot required boundary buffers.

(Res. of 4-6-95, art. IV, § 406; Res. of 10-22-01, art. IV, § 406)

Sec. 58-83. Required recreation areas.

Recreation areas designed for the common use of residents shall comply with the following:

(1) In all parks accommodating or designed to accommodate 25 or more manufactured homes, there shall be one or more community recreation areas, open/green space, and playgrounds

(2) The size of such recreation areas shall be based upon a minimum of 200 square feet for each lot/site.

(3) Recreation areas shall be so located as to be free of traffic hazards.

(Res. of 4-6-95, art. IV, § 407; Res. of 10-22-01, art. IV, § 407)

Sec. 58-84. Required signage.

All parks and subdivisions shall provide and maintain a sign(s) at the park entrance(s). Each sign shall be a minimum of four feet by eight feet, mounted at eye level, and containing the name of the park and a map showing park roads.

Lot numbers or ranges of lot numbers on each road shall be clearly displayed.

(Res. of 4-6-95, art. IV, § 408; Res. of 10-22-01, art. IV, § 408)

Sec. 58-85. Curtain wall/skirting/underpinning.

A wall, unpierced except for required ventilation and access, shall be installed so that it encloses the area under the manufactured home to the ground level.

Approved materials are: Masonry, metal, vinyl, pressure treated wood products. Material and its installation will be part of the required inspection when a home is set up.

(Amd. of 3-23-98; Res. of 10-22-01, art. IV, § 409)

Secs. 58-86--58-100. Reserved.

Required Buffers

Natural or planted landscaping of trees and shrubs or six foot opaque fence.

ARTICLE V. MANUFACTURED HOME PARK STREET SYSTEM AND CAR PARKING

Sec. 58-101. General.

The entrance and exit street or streets shall be designed to provide safe and convenient access between the public street or road and the park interior street system. Park entrance paving shall be at least 30 ~~36~~ feet wide for a distance of 75 feet from the park entrance.

(Res. of 4-6-95, art. V, § 500; Res. of 10-22-01, art. V, § 500)

Sec. 58-102. Park interior street systems.

Park interior street systems must be paved and provide safe, convenient, and direct access to each manufactured home lot/site and shall meet the following minimum standards:

(1) Minimum pavement widths shall be 20 feet for two-way traffic and 14 feet for one-way traffic. All streets must have a minimum right-of-way of 50 feet. All paving must be performed to specifications approved by the county public works director. Adequate drainage for storm water run-off must be provided and designed by a professional engineer.

(2) Each site shall be accessible from abutting streets for all essential and emergency uses by vehicular equipment, including equipment used by public protective agencies (fire, police, ambulance services).

(3) The street layout shall be designed to provide for the continuous flow of traffic, with cul-de-sacs (minimum radius of 55 feet) being permissible.

(4) Traffic control signs (stop, yield, and speed) shall be placed throughout the park where necessary.

(5) Each street shall have a permanent sign installed with a designated name identifying each street.

(6) Streets, parking areas, and recreation areas shall be maintained by the operator/manager of the manufactured home park.

(7) Each lot shall have a permanent sign or marker installed identifying the number of the lot. The sign must be clearly visible from the street.

(Res. of 4-6-95, art. V, § 501; Res. of 10-22-01, art. V, § 501)

Sec. 58-103. Car parking.

Two off-street parking spaces shall be provided for the use of park occupants and guests on each lot/site. All off-street parking areas or spaces shall have direct access to an interior street; no direct driveway access shall be permitted between manufactured home lots to any exterior street.

(Res. of 4-6-95, art. V, § 502; Res. of 10-22-01, art. V, § 502)

Secs. 58-104--58-125. Reserved.

ARTICLE VI. WATER, SEWERAGE, SOLID WASTE, AND UTILITY PLACEMENT

Sec. 58-126. Water.

An adequate, safe, and potable supply of water shall be provided for the manufactured home park. The source of the water supply shall either be through a public water system with the park connecting to the water lines, or when such a system is not available, the manufactured home park must be serviced by a supply approved by the Georgia Department of Natural Resources, Environmental Protection Division, or the Thomas County Health Department.

(Res. of 4-6-95, art. VI, § 600; Res. of 10-22-01, art. VI, § 600)

Sec. 58-127. Sewage.

An adequate and safe sewage disposal system shall be provided in the manufactured home park. Collection systems, sewage treatment facilities, or individual septic tank systems shall be approved by the Georgia Department of Natural Resources, Environmental Protection Division, or the Thomas County Health Department.

(Res. of 4-6-95, art. VI, § 601; Res. of 10-22-01, art. VI, § 601)

Sec. 58-128. Solid waste.

The storage, collection, and disposal of refuse in the manufactured home park shall be so conducted as to prevent health hazards, rodent harborage, or insect breeding areas. Solid waste collection may be conducted by the City of Thomasville, Solid Waste Department or Thomas County Solid Waste Department.

(Res. of 4-6-95, art. VI, § 602; Res. of 10-22-01, art. VI, § 602)

Sec. 58-129. Utility placement.

All water, sewer, or gas lines shall be buried a minimum of 18 inches below the finished ground surface of the park and shall be provided with an adequate valve system to allow the cutoff of utility service to a manufactured home stand and at the entrance to the park. If overhead lines are provided within the park, such lines shall be a minimum of 18 feet above the finished elevation of the street system and so placed that no wires extend over a manufactured home stand.

(Res. of 4-6-95, art. VI, § 603; Res. of 10-22-01, art. VI, § 603)

Secs. 58-130--58-150. Reserved.

ARTICLE VII. INDIVIDUAL MANUFACTURED HOME LOTS/SITES

Sec. 58-151. General.

Occupancy of an individual manufactured home not located in a park or subdivision is permitted provided that each manufactured home is placed on a site containing a minimum of one acre (43,560 square feet) for lot of record or located in a subdivision development, or two acres (87,120 square feet) and lot width of 150 feet and/or 210 feet requirement, and Thomas County Building Inspection, Health Department regulations, and other applicable regulations are adhered to.

(Res. of 4-6-95, art. VII, § 700; Res. of 10-22-01, art. VII, § 700)

Secs. 58-152--58-175. Reserved.

ARTICLE VIII. ENFORCEMENT; AMENDMENT; SEVERABILITY; CONFLICT; PENALTIES AND REMEDIES

Sec. 58-176. Enforcement.

The provisions of these regulations shall be enforced by the Thomas County Building Inspection and Planning Departments and the Thomas County Health Department. Their personnel shall have the right to enter any manufactured home park area at any reasonable time for the purpose of making inspections of manufactured homes, accessory structures, and park facilities necessary to carry out their duties in the enforcement of these regulations.

(Res. of 4-6-95, art. VIII; Res. of 10-22-01, art. VIII)

Sec. 58-177. Amendment.

These regulations may be amended, supplemented, changed, modified, or repealed by the Thomas County Board of Commissioners..

(Res. of 4-6-95, art. IX; Res. of 10-22-01, art. IX)

Sec. 58-178. Severability.

Should any section, clause, or provision of this chapter be declared by a court of competent jurisdiction to be invalid, such adjudication shall not affect the validity of these regulations as a whole or any part thereof other than the part so declared to be invalid; each section, clause, and provision thereof being declared severable.

(Res. of 4-6-95, art. X; Res. of 10-22-01, art. X)

Sec. 58-179. Conflict.

Any and all resolutions or regulations by whatever authority resolved or ordained are hereby repealed to the extent of any conflict herewith.

(Res. of 4-6-95, art. XI; Res. of 10-22-01, art. XI)

Sec. 58-180. Penalties and remedies.

Any person or corporation, whether as principal, agent, employee, broker or otherwise, who violates any of the provisions of this chapter shall be fined \$300.00 for

each offense. Each day of the existence of any violation shall be deemed a separate offense. The erection, placement, relocation, addition or conversion of any mobile home, travel trailer, mobile home park or accessory structures attendant thereto and the use of any land or structure which is continued, operated, or maintained, contrary to any provisions of this chapter is hereby declared to be a violation thereof and unlawful. The county attorney shall immediately upon any such violation having been called to his attention by competent authority institute appropriate action to prevent, enjoin, abate, or remove such violation.

(Res. of 4-6-95, art. XII; Res. of 10-22-01, art. XII)