

MOBILE HOME PARK ORDINANCE
EVANS COUNTY, GEORGIA

ARTICLE 1
GENERAL

REVISED 11-04-98

1.1 AUTHORITY AND JURISDICTION. The 1983 Georgia Constitution grants authority to the governing authority of the county to regulate land development and land use. These regulations shall apply to all unincorporated land located within the boundaries of Evans County, Georgia.

1.2 Purpose. The public health, safety, economy, good order, appearance, convenience, morals and general welfare require the harmonious, orderly and progressive development of land within Evans County. In keeping with the general intent of this ordinance, it is the specific intent of this ordinance to encourage the development of safe, sound, and stable mobile home parks within the county.

1.3 ADMINISTRATION. The County Administrator is appointed by the Board of Commissioners to administer this policy, approve or disapprove of preliminary plats and construction plans.

1.4 Liability. This Ordinance shall not be construed as imposing upon the county any liability or responsibility for damages to any person or property caused by defect in any piping or appliance or installation of any products. Nor shall the county or any official employee be held as assuming any such liability or responsibility by means of the inspection authorized under this ordinance.

1.5 Nonconforming uses.

- A) The lawful use of land existing at the time of the adoption of this ordinance, although such use does not conform to the provisions herein, excluding the provisions of **ARTICLE VII** regarding water, sewer, and garbage disposal, may be continued. However, if such nonconforming use is discontinued for a period of 90 days, the existing mobile home park must then meet the provisions of this ordinance.
- B) There shall be nothing in this ordinance to require anyone to relocate a mobile home due to lot line requirements.
- C) There shall be nothing in this ordinance to prevent anyone from replacing an existing mobile home with another mobile home in the same location as long as the replacement conforms with section (a) above.

ARTICLE II
DEFINITIONS:

2.1 MOBILE HOME. Mobile Home means a structure, transportable on its on chassis, permanently equipped to travel on the public highways, that is used either temporarily or permanently as a residence or living quarters. Such unit shall be considered a

mobile home whether or not the wheels have been removed and whether or not it is set on jacks, skirts, masonry blocks, or other foundation.

2.2 MOBILE HOME PARK. Mobile home park is defined as a parcel of land owned by an individual, partnership, or corporation which is used for or set apart for the purpose of supplying rental of three or more mobile home spaces or actual mobile homes.

2.3 MOBILE HOME LOT. Mobile home lot is defined as that portion of a mobile home park reserved for occupancy by a single mobile home unit and its accessory building, structures and uses.

ARTICLE III DEVELOPMENT PLAN:

3.1 PLAN APPROVAL. In order to construct, alter, or expand a mobile home park, a developer must secure approval of a development plan from the Evans County Board of Commissioners. Such plans must be submitted at least thirty (30) days prior to the time construction is to begin. The Board of Commissioners will then have thirty (30) days to approve, disapprove, or request additional information on the development plan.

3.2 PLAN REQUIREMENTS. The mobile home park development plan shall contain the following information:

- A) Name and address of applicant.
- B) Name and address of proposed mobile home park, location, and legal description of the property.
- C) A copy of the plan that is legible and drawn to a scale no smaller than 1"=330 feet and showing the following:
 - a) The total park area including the shape and dimensions of the site.
 - b) All existing and/or proposed structures, facilities and lots.
 - c) Location, size, and number of existing and proposed mobile home lots.
 - d) Location and width of all existing and proposed roads, including entrances, exits, and walkways.
 - e) Provisions for providing water and sewer
 - f) Other information as may be required by the Board of Commissioners.
- D) A letter from the Evans County Health Department certifying that all health department rules and regulations concerning mobile home parks have been met.

3.3 PLAT FILING. No mobile home park plat shall be filed without prior stamped approval of the Evans County Board of Commissioners.

**ARTICLE IV
PARK DESIGN AND SPECIFICATIONS:**

4.1 SET BACKS. To allow for adequate lanes for fire protection, all mobile homes and all buildings and structures within a mobile park shall have a front set back of at least twenty-five (25) feet from the right of way of any public street or highway and a minimum setback of ten (10) feet from any road within the park area.

4.2 DRAINAGE. The ground surface in all parts of the mobile home park shall be graded and equipped to drain all surface or storm water in a safe efficient manner.

4.3 EROSION CONTROL. Exposed ground surfaces in all parts of every mobile home park shall be protected with a cover that is capable of preventing soil erosion and eliminating objectionable dust.

4.4 NUMBERING. Every mobile home within the park shall be numbered by a means to provide ready visibility from an interior roadway.

4.5 ENTRANCES & EXITS. The mobile home park community entrance and exit streets shall be designed to provide safe access between the public street and the park.

4.6 LIGHTING. All interior roads and walkways within a mobile home park must be lighted at night with electric overhead vapor lamps no more than four hundred feet apart, unless equivalent lighting is approved by the Board of Commissioners.

4.7 ROADS. All roads, including private roads, within mobile home parks, excluding a drive-way, shall be designed and constructed in accordance with Evans County road specifications and shall have a minimum right-of-way of at least 60 feet with a paved road bed of not less than 24 feet. All right of way must be cleared of all obstructions, structures, and timbers and be grassed.

4.8 CUL-DE-SAC. A cul-de-sac with a diameter of not less than 100 feet shall be constructed at the end of all dead end streets within the mobile home park.

4.9 SANITARY CONDITIONS. The owner of the mobile home park shall ensure the mobile home park its facilities, equipment, grounds, roads, buffers, fences, and mobile home lots are maintained in a clean, orderly, safe, and sanitary condition.

4.10 MOBILE HOMES. All mobile homes must bear a label certifying it was constructed in compliance with the National Manufacturing Housing Construction and Safety Standards Act of 1974, as amended June 15, 1976. No mobile home constructed prior to this date will be allowed to locate or relocate in Evans County.

4.11 MOBILE HOME STRUCTURE. The mobile home structure shall meet minimum length and width standard of 12X56 feet, and contain not less than a total of 672 square feet; provided that camper trailers shall be allowed on a temporary basis.

4.12 HEALTH, SAFETY, & WELFARE. In approving a mobile home park, the Evans County Board of Commissioners may attach additional conditions to protect the health, safety and welfare of both the occupants of the mobile home parks and the occupants of surrounding property.

**ARTICLE V
LOT REGULATIONS:**

5.1 LOT SIZE. Mobile home lot/sites shall have a lot area not less than 10,000 square feet with a minimum lot width of one hundred (100) feet.

5.2 LOT SIZE WITH PUBLIC WATER AND INDIVIDUAL SEPTIC TANK. Lot/sites served by community or public water and individual septic tanks shall contain the minimum lot area of 10,000 square feet unless the health officer determines that 10,000 square feet is not sufficient.

5.3 LOT SIZE WITH PUBLIC WATER AND SEWER. Lot/sites served by community or public water and sewer shall contain the minimum lot area of 10,000 square feet unless the health officer determines that 10,000 square feet is not sufficient.

5.4 LOT SIZE WITH PRIVATE WATER AND SEWER. Lot/site served by both an individual well and an individual septic tank shall contain a minimum lot area of 30,000 square feet unless the health inspector determines 30,000 square feet is not sufficient.

5.5 PETS. No pets shall be sheltered in the crawl space of the mobile home.

5.6 FLOOD PLAIN AREA. No lots shall be located in an area designated by the Federal Emergency Management Agency as a flood Plain.

5.7 LOT LOCATION. All mobile home lots must abut an interior road which has direct access to a public road.

**ARTICLE VI
REQUIRED IMPROVEMENTS:**

6.1 **TIE DOWNS.** Each mobile home shall have tiedowns or other services securing the stability of the mobile home.

6.2 **SKIRTING.** Each mobile home shall be skirted on all sides.

6.3 **STEPS.** Steps and/or landings are required for mobile homes at all doors.

**ARTICLE VII
WATER, SEWER, AND GARBAGE DISPOSAL:**

7.1 **WATER SUPPLY.** An adequate, safe, potable supply of water shall be provided for the mobile home. The source of the supply shall be through a public water system with each mobile home connecting to the water lines or when such a system is not available, the mobile home community must be serviced by a supply approved by the State Department of Natural Resources, Environmental Protection Division or the health inspector.

7.2 **SEWAGE.** An adequate and safe sewage disposal system shall be provided for each mobile home according to the Evans County Health Code section 290-5-26-.03 Collection systems, sewage treatment facilities or individual septic tanks shall be approved by the health inspector prior to installation.

7.3 **GARBAGE.** The storage, collection, and disposal of garbage for the mobile home park shall be so conducted as to prevent health hazards, rodent harborage or insect breeding areas. The Board of Commissioners may require dumpsters if deemed necessary to maintain the above mentioned areas.

7.4 **GARBAGE DUMPSTERS.** The developer shall provide both garbage dumpster sites and dumpsters for the mobile home park according to the following specifications:

A). The dumpster site shall be located within 1/4 of a mile of the mobile home park, have safe adequate access to and from the site and abut a county road.

B). An easement for the purposes of ingress and egress to the dumpster site shall be granted to Evans County, and said site shall be sufficient to accommodate the number of dumpsters required to adequately serve said mobile home park.

C). The garbage site, with dumpster(s) shall be in place upon the occupation of five (5) residences within the mobile home park.

D). All garbage dumpsters shall be compatible with the County sanitation department equipment.

**ARTICLE VIII
APPEALS PROCESS**

8.1 AUTHORITY. The Board of Commissioners shall hear and decide upon appeals where it is alleged that there is error in any requirement, determination, or decision made by the County Administrator or Road Superintendent in the enforcement of this Ordinance.

8.2 APPEAL PROCESS. An appellant must file an appeal with the County Clerk in writing within ten days of learning of a requirement, determination, or decision. The appeal shall contain a statement describing what is being appealed. The County Administrator will notify the appellant of the time, date, and place of the hearing.

8.3 PRESENTATION OF EVIDENCE. The County Administrator and the appellant shall be entitled to present evidence on the matter before the Board of Commissioners.

8.4 DECISION. The Board of Commissioners shall render its decision during the meeting at which the appeal is considered; however, by majority vote, the Board may continue a meeting until a time certain within ten (10) days. Decisions of the Board of Commissioners shall be final.

**ARTICLE IX
PENALTIES**

9.1 VIOLATIONS OF ORDINANCE. Any person violating any provision of this Ordinance shall, upon conviction, be guilty of a misdemeanor and shall be subject to such penalties as are provided by law.

9.2 COMPLIANCE. If the Board of Commissioners determine that certain improvements to the Mobile Home Park do not comply with the approved Development Plans or any other provisions of this ordinance, the developer or owner shall, upon demand by the Board of Commissioners, immediately correct any deficiencies as required by the Board of Commissioners.

PARK DESIGN AND SPECIFICATIONS:

- 1) The minimum area for a mobile home park shall be at least five acres.
- 2) To allow for adequate lanes for fire protection, all mobile homes and all buildings and structures within a mobile park shall have a front set back of at least twenty-five (25) feet from the right of way of any public street or highway and a minimum setback of ten (10) feet from any road within the park area.
- 3) The ground surface in all parts of the mobile home park shall be graded and equipped to drain all surface or storm water in a safe efficient manner.
- 4) Exposed ground surfaces in all parts of every mobile home park shall be protected with a cover that is capable of preventing soil erosion and eliminating objectionable dust.
- 5) Every mobile home within the park shall be numbered by a means to provide ready visibility from a community roadway.
- 6) The mobile home park community entrance and exit streets shall be designed to provide safe access between the public street and the park.
- 7) All interior roads and walkways within a mobile home park must be lighted at night with electric overhead vapor lamps no more than four hundred feet apart, unless equivalent lighting is approved by the Board of Commissioners.
- 8) Roads within mobile home parks must be designed and constructed in accordance with Department of Transportation Standards and must have a minimum right of way of 60 foot. Minimum road widths within the mobile home park shall be as follows:
 - a) One way with no on-road parking twelve (12) feet.
 - b) One-way with parallel parking on one side only twenty-one (21) feet.
 - c) One-way with parallel parking on both sides thirty (30) feet.
 - d) Two-way with no on-Road parking on both sides twenty-four (24) feet.
- 9) All mobile home spaces must abut an interior road which has direct access to a public road.
- 10) The owner of the mobile home park shall ensure the mobile home park its facilities, equipment, grounds, roads, buffers, fences, and mobile home lots are maintained in a clean, orderly, safe, and sanitary condition.

11) In approving a mobile home park, the Evans County Board of Commissioners may attach additional conditions to protect the health, safety and welfare of both the occupants of the mobile home parks and the occupants of surrounding property.

LOT REGULATIONS:

1) Mobile home lot/sites shall have a lot area not less than 20,000 square feet with a minimum lot width of one hundred (100) feet.

2) Lot/sites served by community or public water and individual septic tanks shall contain the minimum lot area of 20,000 square feet unless the health officer determines that 20,000 square feet is not sufficient.

3) Lot/site served by both an individual well and an individual septic tank shall contain a minimum lot area of 30,000 square feet unless the health inspector determines 30,000 square feet is not sufficient.

4) No pets shall be sheltered in the crawl space of the mobile home.

5) A minimum of two (2) motor vehicle parking spaces shall be provided for each mobile home.

REQUIRED IMPROVEMENTS:

1) Each mobile home shall have tiedowns or other services securing the stability of the mobile home.

2) Each mobile home shall be skirted on all sides.

3) Steps and or landings are required for mobile homes at all doors.

WATER, SEWER, AND GARBAGE DISPOSAL:

1) An adequate, safe, potable supply of water shall be provided for the mobile home. The source of the supply shall be through a public water system with each mobile home connecting to the water lines or when such a system is not available, the mobile home community must be serviced by a supply approved by the State Department of Natural Resources, Environmental Protection Division or the health inspector.

2) An adequate and safe sewage disposal system shall be provided for each mobile home. Collection systems, sewage treatment facilities or individual septic tanks shall be approved by the health inspector prior to installation.

3) The storage, collection, and disposal of garbage for the mobile home shall be so conducted as to prevent health hazards, rodent harborage or insect breeding areas. Adequate garbage dumpsters shall be provided by park owners.

Proposed
Mobile Home Park Regulations

DEFINITIONS:

Mobile Home means a structure, transportable on its on chassis, permanently equipped to travel on the public highways, that is used either temporarily or permanently as a residence or living quarters. Such unit shall be considered a mobile home whether or not the wheels have been removed and whether or not it is set on jacks, skirts, masonry blocks or other foundation.

Mobile home park is defined as a parcel of land owned by an individual, partnership, or corporation which is used for or set apart for the purpose of supplying rental of three or more mobile home spaces or actual mobile homes within a 5 acre area.

Mobile home lot is defined as that portion of a mobile home park reserved for occupancy by a single mobile home unit and its accessory building, structures and uses.

DEVELOPMENT PLAN:

- 1) In order to construct, alter, or expand a mobile home park, a developer must secure approval of a development plan from the Evans County Board of Commissioners. Such plans must be submitted at least thirty (30) days prior to the time construction is to begin.
- 2) The mobile home park development plan shall contain the following information:
 - A) Name and address of applicant.
 - B) Name and address of proposed mobile home park, location, and legal description of the property.
 - C) A copy of the plan prepared by a registered surveyor and showing the following:
 - a) The total park area including the shape and dimensions of the site.
 - b) All existing and/or proposed structures, facilities and lots.
 - c) Location, size, and number of existing and proposed mobile home lots and automobile parking areas.
 - d) Location and width of all existing and proposed roads, entrances, exits and walkways.
 - e) Other information as may be required by the Board of Commissioners.

STATE OF GEORGIA

COUNTY OF EVANS

AMENDMENT TO
EVANS COUNTY MOBILE HOME PARK ORDINANCE

Pursuant to Resolution unanimously adopted by the Board of Commissioners, the Evans County Mobile Home Park Ordinance is hereby amended as follows:

1. Article V, Sections 5.1, 5.2, 5.3 and 5.4 are deleted in their entirety.

2. A new Article V, Section 5.1, 5.2, 5.3 and 5.4 are hereby added as follows:

5.1 LOT SIZE. Mobile home lot/sites shall have a lot area not less than two (2) acres, with a minimum lot width of 100 feet.

5.2 LOT SIZE WITH PUBLIC WATER AND INDIVIDUAL SEPTIC TANK. Lot/sites served by community or public water and individual septic tanks shall contain an area of not less than two (2) acres.

5.3 LOT SIZE WITH PUBLIC WATER AND PUBLIC SEWER. Lot/sites served by community or public water and sewer shall contain an area of not less than two (2) acres.

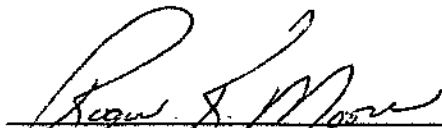
5.4 LOT SIZE WITH PRIVATE WATER AND SEWER. Lot/sites served both by an individual well and an individual septic tank shall contain an area of not less than two (2) acres.

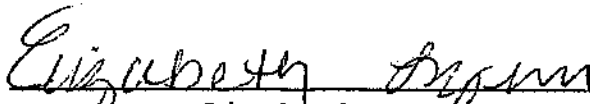
3. The Evans County Mobile Home Park Ordinance except as amended hereby shall remain of full force and effect.

4. The effective date of this Amendment shall be March
5, 2002.

So enacted, this 5th day of March, 2002.

EVANS COUNTY BOARD OF COMMISSIONERS


By: ROGER K. MOORE, Chairman


Attest: Elizabeth Lynn, Clerk

STATE OF GEORGIA

COUNTY OF EVANS

AMENDMENT TO
EVANS COUNTY MOBILE HOME PARK ORDINANCE

Pursuant to Resolution unanimously adopted by the Board of Commissioners, the Evans County Mobile Home Park Ordinance is hereby amended as follows:

1. Article IV, Park Design and Specifications is amended to add two sections designated as 4.13 and 4.14, which shall provide as follows:

4.13 GREEN SPACE/BUFFER ZONE:

The perimeter boundaries of all subdivisions shall provide for a Fifty (50') foot green space or buffer zone between the exterior property lines of the sub-division and the adjoining lot, tract or parcel of land; provided however, that such green space or buffer zone shall not be required where a state/county road or highway is the division line between the subdivision and the adjoining property, or where the subdivision road is the division line.

4.14 GREEN SPACE/BUFFER ZONE RESTRICTIONS:


There shall be no man-made improvements allowed in the green space or buffer zone.

2. The Evans County Mobile Home Park Ordinance except as amended hereby shall remain of full force and effect.

3. The effective date of this Amendment shall be February
20, 2002.

So enacted, this 20th day of February, 2002.

EVANS COUNTY BOARD OF COMMISSIONERS


By: ROGER K. MOORE, Chairman


Attest: Elizabeth Lynn, Clerk