

Georgia, Jackson County.

**AN AMENDMENT TO
THE UNIFIED DEVELOPMENT CODE
OF JACKSON COUNTY, GEORGIA.**

**REVISING OF ARTICLE 3 IN RELATION TO "STANDARDS FOR PRE-OWNED
MANUFACTURED HOMES"**

ENACTMENT CLAUSE. For the purpose of promoting the health, safety and general welfare of the present and future inhabitants of Jackson County and to further the purposes of the Unified Development Code of Jackson County as set forth in Article I therein, the Board of Commissioners of Jackson County does hereby ordain and enact into law the following changes in the Unified Development Code of Jackson County.

Whereas The 2010 Georgia General Assembly has passed and the Governor has signed legislation known as Senate Bill 384, amending Article 2 of Chapter 2 of Title 8 of the Official Code of Georgia Annotated, relating to factory built buildings and dwelling units to make it unlawful to regulate on the basis of the age of manufactured homes,

Whereas it appears to be advantageous to the welfare of Jackson County, Georgia, that revisions be made to the Unified Development Code of Jackson County to revise Article 3 in relation to "Standards for Pre-Owned Manufactured Homes" and,

Be It Resolved, that the Jackson County Board of Commissioners hereby amends the Unified Development Code of Jackson County to reflect the following changes:

Amend Section 310 "Standards For Pre-Owned Manufactured Homes":

Sec. 310 Standards for pre-owned manufactured homes.

These standards are applicable to any pre-owned manufactured home that is proposed to be moved into or relocated within the county. Mobile homes, which are defined as manufactured housing that do not conform to the Federal Manufactured Housing Construction and Safety Standards Act (the HUD Code), are not allowed to be moved into or relocated within the county.

310 (a) Relocations & Replacements.

(1) Relocations.

A pre-owned manufactured home may be relocated from one site (either inside or outside the unincorporated area of the county) to another site inside the unincorporated area of the county if the manufactured home meets the provisions of Sec. 307 for Standards for Single-Family and Two-Family Dwellings.

(2) Replacements.

An existing manufactured home that is located within a zoning district where manufactured homes are allowed under this Development Code may be removed or placed with another manufactured home provided that the replacement unit meets all of the provisions set forth in Sec. 307, Standards for Single-Family and Two-Family Dwellings.

310 (b) Required Inspection.

- (1) All preowned manufactured homes moved into or relocated within Jackson County must bear an approval seal of either HUD or the Georgia Department of Community Affairs.
- (2) Any preowned manufactured home to be moved into or relocated within the unincorporated area of the county must pass an inspection by the Public Development Department prior to and after relocation. This inspection will cover, but not be limited to:
 - a. Sanitary facilities.
 1. Every plumbing fixture, water, and waste pipe shall be in a sanitary working condition free from leaks or obstructions.
 2. Both cold and hot water must be supplied.
 3. Water heating facilities must be in safe working condition.
 - b. Exterior condition;
 1. Every habitable room shall have at least one window that can be opened facing directly to the outdoors.
 2. The exterior of the home shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to the occupied spaces.
 3. The exterior siding shall be free of rot and rust and must be uniform in appearance.
 4. Roofs shall be structurally sound and have no obvious defects, which might admit rain or cause moisture to collect on the interior portion of the home.
 - c. Safety of operating systems (electrical, heating, etc.), including:
 1. Heating facilities should operate in a safe, working condition. Where a central heating system is not provided, each manufactured home shall be provided with facilities whereby a heating appliance may be connected. [Amended 2/13/06]
 2. Unvented fuel burning heaters shall be prohibited except for gas heaters listed for unvented use and the total input rating of the unvented heaters is less than 30 BTU per house per cu. Ft. of room content.
 3. Unvented fuel burning heaters shall be prohibited in bedrooms.

4. Distribution panels shall be in compliance with the approved listing, complete with required breakers or fuses, with all unused openings covered with blank covers approved and listed for that purpose. Connections shall be checked for tightness. Panels shall be accessible.
 5. Electrical systems (switches, receptacles, fixtures, etc.) shall be properly installed, wired and shall be in working condition. The home shall be subjected to an electrical continuity test(s) to assure that all metallic parts are properly bonded.
- d. The presence of operable smoke detectors;
 - e. Interior condition.
 1. Every floor, interior wall and ceiling shall be in sound condition.
 2. Doors and windows shall be operable, watertight and in good working condition.
 3. The floor system shall be in sound condition and free of warping, holes, extensive water damage or deterioration.

310 (c) Timing and location of the required inspection.

No home may be placed for occupancy until standards within this Code are met.

- (1) For a pre-owned manufactured home being relocated from any site within the county, whether incorporated or unincorporated, the inspection shall be conducted prior to moving the home from the site. If the home has already been moved to the new site, the inspection must be conducted prior to connecting the manufactured home to a water supply, to a sanitary waste disposal system, and to permanent power. The manufactured home must be inspected again once the home is connected to the water supply, to a sanitary waste disposal system, and to permanent power.
- (2) For a pre-owned manufactured home being moved into the county from another county or state, either:
 - a. The inspection shall be conducted by a HUD-Certified Manufactured Home Inspector and approved by the Director of Public Development prior to moving the home from the original site. The manufactured home must be inspected again once the home is connected to the water supply, to a sanitary waste disposal system, and to permanent power; or
 - b. With the owner's written approval and acceptance of all liability, the inspection may be conducted at the new home site prior to connecting the manufactured home to a water supply, to a sanitary waste disposal system, and to permanent power. The manufactured home must be inspected again once the home is connected to the water supply, to a sanitary waste disposal system, and to permanent power. If the manufactured home doesn't meet

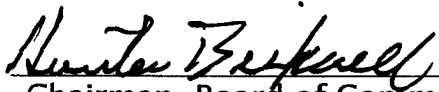
the requirements of this code the manufactured home must be removed from the property within 30 days. The owner's written approval must be accepted and approved by the County Attorney prior to moving of the manufactured home.

Severability. Should any sentence, section, subsection or provision of this Ordinance amending the Unified Development Code of Jackson County and the Official Zoning Map of Jackson County or application thereof be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Unified Development Code of Jackson County, as amended, as a whole nor any part thereof that is not specifically declared to be invalid or unconstitutional.

Effective Date. This Amendment to the Unified Development Code of Jackson County Georgia shall take effect and shall be enforced from and after the date of its adoption, the public welfare demanding it.

ADOPTED BY THE JACKSON COUNTY BOARD OF COMMISSIONERS, THIS
16th DAY OF August, 2010.

APPROVED:



Chairman, Board of Commissioners

ATTEST:

