

MOBILE HOME ORDINANCE

AN ORDINANCE REGULATING THE PARKING, LOCATION, AND PERMITTING OF MOBILE HOMES IN THE UNINCORPORATED AREAS OF LAURENS COUNTY; AND OTHER MATTERS RELATING THERETO.

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I. AUTHORITY.

The legislature of South Carolina has delegated the responsibility to local governmental units to adopt regulations and policies for the general welfare of its citizenry.

II. PURPOSE.

The stated purpose of this Ordinance shall be to establish rules and regulations for the siting of mobile homes in the unincorporated areas of Laurens County in order to better accommodate mobile homes and to provide for an orderly, sound, safe, and healthy environment for mobile home inhabitants. Specifically, this Ordinance shall establish design, structural, construction, and siting standards for individual mobile homes sited for the first time; moved from one property to another; and mobile home parks in the unincorporated areas of Laurens County. This Ordinance shall supersede any and all other Ordinances pertaining to mobile homes in Laurens County.

III. DEFINITIONS.

The following words, terms, and phrases when used in this Ordinance shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Unless specifically defined below, words and phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

Accessory Structure means a detached separate subordinate building or structure located on the same site or lot as the mobile home which it serves.

Construction means any building, erection, or installation of a new mobile home or mobile home park or the enlarging and/or improvements made to an existing mobile home park, except the enlarging of existing parks where an application for a larger park, i.e. plat to health department, plat to planning and development, or application to DHEC for water, clearly establishes an original intent to enlarge.

County means all unincorporated areas of Laurens County.

Designated Subdivision means a formally recognized parcel of land developed, subdivided, used, or set aside into two (2) or more lots.

Doublewide Mobile Home means a mobile home consisting of two (2) sections combined horizontally at the site while retaining their individual chassis.

Expandable Mobile Home means a mobile home with one (1) or more room sections that fold, collapse, or telescope into the principal unit when being transported and which can be expanded at the site to provide additional living area.

Health Authority means the Laurens County Health Department and/or the South Carolina Department of Health and Environmental Control (“DHEC”) or their authorized representatives.

HUD Label (also known as certification label or HUD tag) means a metal plate that is affixed to the outside of the manufactured home by the manufacturer. ‘The label shall be approximately 2” by 4” in size and shall be permanently attached to the manufactured home by means of four (4) blind rivets, drive screws, or other means that render it difficult to remove without defacing it. It shall be etched on 0.32” thick aluminum plate. The label number shall be etched or stamped with a 3-letter designation which identifies the production inspection primary inspection agency and which the Secretary of HUD shall assign. Each label shall be marked with a 6-digit number which the label supplier shall furnish. The labels shall be stamped with numbers sequentially.”

Inspector means the mobile home inspector.

Mobile Home means a housing unit defined as a manufactured home in South Carolina Code Reg. 79-1 certified to meet the June 1976 HUD standards for construction that is transportable in one (1) or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. The term “mobile home”, as used in this Ordinance, shall not include modular, prefabricated, or unitized dwellings placed on a permanent foundation, nor shall it refer to campers or travel trailers not exceeding eight feet (8’) in body width registered with DOT as a recreational vehicle and designed for recreation or short-term use

Mobile Home Park means any parcel of land five (5) acres or more in size being used for the purpose of supplying space on a rental or lease basis for five (5) or more mobile homes and which may include buildings, structures, vehicles, or enclosures used or intended for use as part of such mobile home park. Land subdivided and subsequently sold for the purpose of siting mobile homes is not considered a mobile home park under this Ordinance.

Mobile Home Permit means a required siting permit, which must be obtained from the permitting authority prior to siting for the first time or moving from one property to another a mobile home anywhere in the unincorporated areas of Laurens County. A mobile home permit is separate and distinct from state-mandated registration deals and moving permits or from any identifying tax decal.

Permitting Authority means the Laurens County permit office of the Building Codes Department or any other Laurens County agency appointed by Laurens County Council.

Principal Structure means the main or principal structure used for or as a housing unit.

IV. APPLICATION; EXCEPTIONS.

It shall be unlawful for any person to cause or allow any mobile home to be parked, located, placed, moved, maintained, or used for business, living, or other purposes on any street, alley, park, County property, or private property within the boundaries of the unincorporated areas of Laurens County except in conformance with this Ordinance, with the following exceptions:

- A. These regulations shall not apply to modular, prefabricated, or unitized dwellings permanently affixed to the property nor to campers or travel trailers not exceeding eight feet (8’) in body width, registered with South Carolina Department of Transportation (“DOT”) as a recreational vehicle and designed for recreation or other short term uses.
- B. Unoccupied mobile homes that are principally for sale or resale on a mobile home designed dealership lot or similar sales lot are exempted from these regulations.

V. FACT SHEET AVAILABLE TO PUBLIC.

The Building Codes Department of Laurens County shall have available to purchasers of mobile homes a copy of a fact sheet (The Laurens County Mobile Home Setup Guide) pertaining to the setup and approval process for mobile homes.

VI. APPROVAL OF MOBILE HOMES ON INDIVIDUAL PRIVATE LOTS AND/OR WITHIN MOBILE HOME PARKS.

- A. *Duty of Owner.* Each owner of a mobile home located within an unincorporated area of Laurens County shall obtain a license from Laurens County Building Codes required by South Carolina Law within fifteen (15) days of purchase, change of ownership, or change of address and a Laurens County mandated tax renewal sticker indicating that all taxes have been paid on or before March 16 of each year; and individuals desiring to site for the first time or move from one property to another a mobile home anywhere in the unincorporated areas of Laurens County must obtain a mobile home permit in the approved form and a mobile home moving permit from the permitting authority except as provided in subsection G of this section.

Exceptions:

1. A mobile home temporarily located within an unincorporated area of Laurens County for the express predetermined purpose of conveyance outside of Laurens County within thirty (30) days after arrival;
2. A mobile home held for display or exhibition purposes by a mobile home dealer licensed by South Carolina as such on his own lot or other lot licensed for similar purposes; or
3. A mobile home passing through Laurens County on a public street, road, or highway for conveyance elsewhere.

B. *Registration.*

1. Registration shall occur when the mobile home is properly listed with the Laurens County mobile home permit office for *ad valorem* tax purposes within fifteen (15) days as specified in this section, and upon such listing, the mobile home permit office shall issue a license to the person registering the mobile home, which decal shall be displayed on the outside of the mobile home so as to be clearly and readily visible from the street or driveway to which the mobile home is addressed and/or shall issue a mobile home permit. Prior to the registration decal and/or mobile home permit being issued, the following information must be submitted to the Laurens County mobile home permit office:
 - a. Sales contract, notarized bill of sale, title, or manufacturer's statement of origin ("MSO") properly assigned to convey ownership, or other title document evidencing ownership (photocopies are acceptable when the original is held by a lienholder). Titles or MSOs which are not properly assigned must be accompanied by a notarized bill of sale or legal contract.
 - b. Lienholder's name and address.
 - c. Name of the owner and person to be in possession if other than the owner.
 - d. Year, make, model, size, and complete serial number of the mobile home.
 - e. Complete address and name of the landowner where the mobile home will be sited.
 - f. Payment of a registration fee as established by Laurens County Council from time to time.
 - g. Signed statement that the applicant is responsible for and will comply with South Carolina Code of Laws, 1976, as amended, Sections 31-17-310 et seq, 31-17-340, 31-17-360, 31-17-370, and 31-17-400, and that the location of the mobile home will be in compliance with the Laurens County floodplain, road, mobile home, land use, and subdivision Ordinances.

2. Denial of issuance of a permit under this section may be appealed to the Laurens County Public Works Department under procedures set forth herein.
- C. *Yearly Tax Renewal Stickers.* The Laurens County Treasurer's office shall issue a numbered yearly tax renewal sticker to all mobile homeowners with taxes in a current status at or after the time mobile homeowners pay their annual *ad valorem* taxes on such mobile homes. It shall be the duty of the mobile homeowner to obtain such sticker from the Treasurer's office at the time of paying annual *ad valorem* taxes or thereafter, but not later than March 16 of each year. Failure to obtain and display this numbered tax renewal sticker on or before March 16 will be deemed a violation of this Ordinance. The Treasurer's office will administer this sticker program, and all Laurens County offices and employees shall comply with the procedures established for this program by the Treasurer. This yearly renewal tax sticker requirement shall become effective for taxes paid as of December 31, 2022, and thereafter.
 - D. *Display of Evidence of Registration.* Every mobile home located within the unincorporated areas of Laurens County, except as otherwise provided in this Ordinance, shall throughout the current issue year or period display the numbered tax renewal sticker as required and in such manner as to be visible from the nearest road. Only current/valid Laurens County mobile home decals and annual tax renewal stickers shall be displayed. All expired decals must be removed.
 - E. *Replacement of Decals and Tax Renewal Sticker.* Upon satisfactory evidence that any registration decal or tax renewal sticker has been lost or destroyed, a duplicate shall be issued. The South Carolina mandated registration fee of \$5.00 shall be charged for the replacement of a registration decal, but there will be no charge for replacement of a tax renewal sticker.
 - F. *Tax Liability.* South Code of Laws, 1976, as amended, Section 12-43-230(B) classifies mobile homes as real property for *ad valorem* tax purposes. Therefore, any tax liabilities follow the mobile home. A buyer of a mobile home upon which there are unpaid taxes is responsible for the unpaid taxes.
 - G. *Moving Permit Requirement.* Prior to the movement of any mobile home being transported into, out of, or within the boundaries of the unincorporated areas of Laurens County for any reason, a Laurens County moving permit must be acquired. This moving permit will be issued by the Laurens County; mobile home permit office and must be displayed at the rear of the mobile home during the entire transit period. Failure to acquire this permit will place the mobile home hauler and the owner in violation of this section. Before issuing a moving permit, the licensing agent shall require a receipt from the Laurens County Treasurer indicating that all prior taxes and fees have been paid on the mobile home. If the mobile home is to be moved outside the boundaries of Laurens County, all current taxes and fees must be paid in addition to prior taxes and fees. The current value of the mobile home shall be assessed by the assessor, and the auditor shall base the taxes on the prior year's millage. This requirement for a moving permit shall not apply to mobile home dealers moving a mobile home from their lot to a customer's lot when the delivery is required by the terms of the sale or bringing a mobile home into the state for resale purpose; however, all other requirements of this Ordinance remain in full force and effect for dealers, including, but not limited to, the provisions of subsection J of this section.
 - H. *Mobile Home Park Listing.* Each mobile home park owner shall provide to the Laurens County mobile home permit office on or before June 30, 2023, and December 31 of each year thereafter a listing of owners of all mobile homes within their park. Such listings shall consist of the full name of the current owner of the unit; the space/lot number where the mobile home is situated,

based on the park's records; and the current registration decal number for that mobile home. Mobile home parks shall also be required to clearly display the park's name and address at the entrance of the park and to mark each lot number so that it is clearly visible at each mobile home lot. This requirement shall become effective only on and after this Ordinance is passed, and all parks shall be in compliance with these requirements by January 1st of the following year.

I. *Dealer Responsibility.* Each mobile home dealer shall complete in full a bill of sale form ("BOS") on every unit sold for placement in the unincorporated areas of Laurens County. The BOS must reflect all trade-ins. A copy of the BOS shall be mailed to the Laurens County mobile home permit office within ten (10) business days of the date of the sale. Mobile home dealers shall report all repossessions from the unincorporated areas of Laurens County that are taken back into inventory. An affidavit of repossession must be completed in full and mailed within ten (10) days from the date of repossession. These requirements shall become effective on or after January 1st following approval of this Ordinance,

J. *Prohibited Conduct.*

1. It shall be unlawful for any person, firm, or legal entity selling a mobile home, or for a mobile home mover, to deliver or place a unit upon any prospective temporary or permanent site without first having secured a copy of the Laurens County mobile home permit for the proposed site from the purchaser. Such mobile home permit and any applicable health department certificate shall not be issued until evidence is presented that location of the unit on the intended site will be in compliance with all applicable land use Ordinances and all health regulations and laws administered and/or enforced by the Laurens County Health Department. Such mobile home permit and the health certificate shall state the location of the approved site, shall be valid only as to such site, and as to the mobile home permit, shall not be deemed valid unless signed by the property authority. Any mobile home dealer violating this subsection shall be held financially responsible for refunding to the buyer the full purchase price of the mobile home and moving fees for relation of the mobile home.
2. It shall be unlawful for any person to connect or supply utility electricity to a mobile home that does not have its own approved meter head.
3. Any mobile home discovered or located within the unincorporated areas of Laurens County without a mobile home permit, a properly registered decal, and a current tax sticker, or moved within the unincorporated area of Laurens County without a moving permit, shall be in violation of this Ordinance, and the maximum allowable penalties shall be assessed against the owner of the unit and any other culpable parties who have violated any of the prohibitions of this Ordinance. Taxes will also be assessed in accordance with South Carolina law regarding real property taxation.
4. It shall be unlawful to violate any of the other terms, provisions, or requirements of this Ordinance.
5. It shall be unlawful for any person, firm, or legal entity to move or bring into the unincorporated areas of Laurens County a mobile home manufactured prior to 1977 without the HUD certification that is permanently attached to the home.

VII. MOBILE HOME PARK DEVELOPMENT PLAN APPROVAL.

- A. In order to construct or develop a mobile home park within the unincorporated areas of Laurens County, a developer must secure review and approval of the development plan by the Laurens County ~~Building Codes office~~ Technical Review Committee under regulations of this Ordinance. Mobile Home Parks shall be subject to the additional land use and environmental buffers and tree preservation standards of the County's Subdivision Ordinance #926, Appendices A, B, and C.
- B. *Development Plans Review.*
1. The developer shall present two (2) copies of the development plans containing information deemed necessary to the Laurens County Building Codes office, which shall forward the plans to the Technical Review Committee to determine that the site plan is in conformity with the requirement of this Ordinance. The Laurens County permit office shall enlist the advice and recommendations of applicable agencies.
 2. The Laurens County ~~Building Codes office~~ Technical Review Committee shall, ~~within thirty (30) days after submission of review~~ the development plans, approve the plans, disapprove the plans, or approve the plans ~~subject to changes required by the permit office with conditions~~. If the development plans are disapproved or changes are required with which the developer does not concur, the developer may submit the development plans to the Planning Commission.
- C. In order to obtain a development permit, the developer shall obtain written approval from the Laurens County Public Works and Planning offices. Issuance of a development permit will allow the developer to start construction.

VIII. ESTABLISHMENT OF ADMINISTRATIVE PROCEDURES.

Laurens County Council has the authority to establish appropriate administrative procedures in order to implement this Ordinance.

IX. INSPECTION OF MOBILE HOMES, MOBILE HOME PARKS.

- A. Before occupancy of the mobile home park may occur, a final inspection of the mobile home park for conformance with the approval plan shall be conducted by South Carolina DHEC and by the Laurens County Building Codes office.
- B. The permit office is hereby authorized to make periodic inspections to determined that the condition of the mobile homes and mobile home parks located within the jurisdiction of this Ordinance in order that they perform their duties of safeguarding the health and safety of occupants of mobile home parks and of the general public.

X. NOTICES, HEARINGS, AND ORDERS.

- A. Whenever the permit office determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, not of such alleged violation shall be given to the owner or agent of the park, as hereinafter provided. Such notice shall be in writing; include a statement of the reasons for its issuance; allow fifteen (15) days for the performance

of any act it requires; and contain necessary language to effect compliance with the provisions of these regulations. Such notice will not prevent or stay penalties for violations, except for additional violations of a continuing nature pursuant to section XII.

- B. Any person affected by any notice that has been issued in connection with the enforcement of any provision of this Ordinance may request and shall be granted a hearing on the matter before the Laurens County Building Codes office, provided that such person shall file in the Laurens County permit office a written petition requesting such hearing and setting forth a brief statement of the grounds thereof. Upon receipt of such petition, the permit office shall set a time and place within ten (10) business days for such hearing and shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn, provided that, upon application of the petitioner, the inspector may postpone the date of the hearing for a reasonable time.
- C. After such hearing, the Laurens County Building Codes office shall make findings as to compliance with the provisions of this Ordinance and shall issue an order in writing sustaining, modifying, or withdrawing the notice, which shall be served as provided in subsection A of this section. Upon failure to comply with any order sustaining or modifying a notice, the permit of the mobile home park affected by the order shall be revoked. Revoked permits may not be reissued until all requirements of this Ordinance are met.
- D. The proceedings at such a hearing, including the findings and decisions of the inspector and a copy of every notice and order related thereto, shall be entered as a matter of public record in the Laurens County permit office.
- E. Appeals from the decision of the Laurens County ~~Building Codes office~~ Technical Review Committee on matters at issue in such hearings may be taken to the Laurens County Planning Commission according to the procedures set forth in section XI.
- F. Whenever the permit office finds that an emergency exists which requires immediate action to protect the health, safety, or welfare of the public, it may, without notice or hearing, issue an order citing the existence of such an emergency and requiring that such action be taken as it may deem necessary to meet the emergency, including, but limited to, the suspension of the permit. Notwithstanding any other provisions of this Ordinance, such an order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the inspector, shall be afforded a hearing according to procedures set forth in subsection B of this section.
- G. When a permit to operate a mobile home park has been revoked, the inspector shall notify all occupants of the revocation and give notice that they must vacate the park within forty-five (45) days.

XI. APPEALS.

- A. *Generally.* The Laurens County Planning Commission as formed by Laurens County Council, shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
- B. *Appeals.* The Laurens County Planning Commission shall hear and decide appeals in matters as specified by this Ordinance, and, in addition, when it is claimed that the true intent and meaning of this Ordinance have been misconstrued or wrongly interpreted. Notice of such

appeal shall be in writing and shall be filed within ninety (90) days of the time that the decision being appealed is rendered.

C. *Variances.*

1. The Laurens County Planning Commission, when so appealed to and after a hearing, may vary the application of any provision of this Ordinance to any particular case when, in its opinion, the enforcement thereof would do manifest injustice.
2. Variances shall be issued upon a showing of good and sufficient cause; a determination that failure to grant the variance would result in exceptional hardship to the applicant; and a determination that the granting of a variance will not result in additional threats to public safety, extraordinary public expertise, create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or Ordinances.
3. Every decision of the Laurens County Planning Commission shall be final, subject, however, to such remedy as any aggrieved party might have at law or in equity. It shall be in writing and shall indicate the vote upon the decision. Every decision shall be promptly filed with the Planning Commission and shall be open to public inspection. A certified copy shall be sent by mail to the appellant and a copy shall be made publicly available in the Office of the Laurens County Planning Commission.

XII. PENALTIES.

In case any mobile home or mobile home park is established, located, moved, maintained, or used in a willful violation of this Ordinance, such violation shall constitute a misdemeanor and shall be punishable in the Summary Court for Laurens County by a fine of two hundred fifty dollars (\$250.00). Each day such violation continues after notice to discontinue has been served pursuant to section X.A. shall be considered a separate offense. Each person who commits, participates in, assists in, or maintains such violation may be found guilty of a separate offense and suffer the penalties provided.

XIII. PERFORMANCE STANDARDS FOR INDIVIDUAL MOBILE HOMES.

- A. *General Compliance.* All mobile homes sited within the unincorporated areas of Laurens County for the first time or moved from one site to another in the unincorporated areas of Laurens County after this Ordinance becomes effective must comply with the following regulations. However, where sections of this section and another provisions conflict or overlap, whichever imposes the most stringent restrictions shall prevail. All mobile homes must, within nine (9) months after passage of this Ordinance, meet the requirements herein.
- B. *Foundation and Steps.* All foundations, whether permanent or semipermanent, shall be inspected and approved by the inspector pursuant to current South Carolina residential codes. The materials for the construction of the foundation and/or stairs shall be one (1) of the following: Precast concrete; mortared, brick construction; or on-site constructed wood or metal. Steps shall be maintained in a good state of repair, and handrails and pickets shall be built and/or installed pursuant to current South Carolina residential codes. If metal or wood steps with a height of thirty inches (30") or more are used, they shall be anchored to the ground.

C. *Blocking.* All mobile homes must be set up by manufacturer specifications. If not available, the following applies: On a singlewide home, double locking must occur at all corners and in front and back of axles for a total of eight (8) double blocked piers. Doublewide homes must have all piers double blocked. Piers may be no further than ten feet (10') apart. Piers or load bearing supports or devices shall be designed and constructed to evenly distribute the loads. Piers shall extend at least six inches (6") from the centerline of the frame member. Manufactured load bearing supports or devices shall be listed or approved for the use intended, or piers shall be constructed as follows:

1. Except for corner piers, piers less than forty inches (40") high shall be constructed of masonry units, placed with cores or cells vertically. Piers shall be installed with their long dimensions perpendicular to the main (I-beam) frame member it supports and shall have a minimum cross-sectional area of one hundred nineteen (119) square inches. Piers shall be capped with a minimum two inch (2") solid wood cap, solid masonry unit or concrete cap, or equivalent.
2. Piers between forty inches (40") and eighty inches (80") high and all corner piers over twenty-four inches (24") shall be at least sixteen inches (16") by sixteen inches (16") consisting of interlocking masonry units and shall be fully capped with a minimum of four inch (4") solid masonry unit or equivalent.
3. Piers over eighty inches (80") high shall be constructed in accordance with the provisions of subsection 2 of this section, provided the piers shall be filled solid with grout and reinforced with four (4) continuous No. 5 bars. One (1) bar shall be placed in each corner cell of hollow masonry unit piers or in each corner of the grouted space of piers constructed of solid masonry units.
4. Cast-in-place concrete piers meeting the same size and height limitations of subsections 1-3 of this section may be substituted for piers constructed of masonry units.
5. All piers shall be constructed on footings of solid concrete, poured in place or precast concrete, ABS pads, concrete block not less than sixteen inches (16") by sixteen inches (16") or eight inches (8") per manufacturer specifications.

D. *Tiedowns and Skirting.* All mobile homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and/or frame ties to ground anchors. Tie downs or other South Carolina approved engineering methods per manufacturer specifications shall be used. If manufacturer specifications are not available, then the following applies:

1. There can be either over-the-top or frame ties.
2. There must be at least three (3) tiedowns per side if the home is under fifty feet (50') in length. If the home is fifty feet (50') or greater in length, then there must be four (4) tiedowns per side. Tiedowns must be placed in all corners and at intermediate points.
3. For health, safety, energy conservation, and aesthetic purposes, skirting underneath all living areas is required within sixty (60) days of setup. The skirting is to be of solid or perforated skirting material (wood, vinyl, metal, masonry, or similar material, and all material which is not pretreated or prefinished must be painted or stained, except brick and stone) and is to be erected in such a fashion as not to create a fire hazard or harbor trash or rodents. Skirting must have an access door or other easy access and be properly

vented. Skirting shall be maintained in a good state of repair and shall be painted or stained, where applicable. The requirements of this section shall apply to all mobile or manufactured homes sited or re-sited within the unincorporated areas of Laurens County.

- E. *Waste Disposal Systems.* The waste disposal systems of any proposed mobile home park shall be approved by the South Carolina health authority before a final plan or permit is issued.
- F. *Setback Required.* No mobile home located on an individual lot may be located less than ten feet (10') from any side property line and thirty feet (30') to fifty feet (50') from the edge of any paved roadway.
- G. *Miscellaneous Setup Requirements.*
 - 1. *Tires and rims.* All tires and rims must be moved from the mobile home at time of setup.
 - 2. *Wiring.* All wiring for electrical, telephone, cable TV, etc. must be buried and/or secured properly under the mobile home. Where wiring is exposed to moisture or physical damage, it shall be protected by rigid conduit.
 - 3. *Lot number.* All mobile homes shall have lot or street numbers placed on the end or side closest to the street.
- H. *Re-siting of a Flooded Mobile Home.* If a mobile home which is already existing in a floodplain becomes flooded and federal, state, and county rescue personnel are involved in a rescue operation, the owner of the mobile home will be required to re-site that flooded mobile home per this Ordinance.
- I. *Mobile homes shall be restricted from being placed in established Designated Subdivisions.*
- J. *General Requirements/Applicability.* All manufactured homes sited within Laurens County for the first time, or when the manufactured home is moved from one site to another in Laurens County, must comply with the following regulations. These regulations shall apply to manufactured homes in the unincorporated areas in Laurens County after the adoption of this Ordinance. However, where sections of this article and another conflict or overlap, whichever imposes the most stringent restrictions shall prevail.
 - 1. These regulations shall not apply to modular, prefabricated dwellings permanently anchored to the ground nor to campers or travel trailers not exceeding eight (8) feet in body width nor exceeding four thousand five hundred (4,500) pounds gross weight and designed for recreation or other short term uses.
 - 2. No manufactured home shall be used as a business, classroom, place of assembly, or fellowship hall unless the structure complies with the International Building Code or is a modular building.
 - 3. It shall be unlawful for any person, firm, or legal entity to bring into Laurens County any manufactured home which does not meet June 1976 HUD Standards for construction.
 - 4. Manufactured housing structures currently on the tax rolls of Laurens County and built prior to July 1976 may not be moved unless being destroyed or removed from Laurens County.
 - 5. Any manufactured home moved into the county or relocated within the county that is fifteen (15) years or older must be inspected and approved to meet the minimum

habitability requirements of the South Carolina Uniform Standard Code for Manufactured Housing Section, 79-43 Used Manufactured Home Minimum Habitability Requirements.

6. Structural changes to manufactured homes such as, additions and roofs that are supported by the walls and frame of a manufactured home, combining multiple homes into a single dwelling, and any removal of structural elements such as exterior walls, sheeting or metal siding, are prohibited. Additions and renovations to manufactured homes must be in accordance with the manufactured home design specifications or may be supported independently from the home or constructed in accordance with the latest adopted edition of the International Residential Code and be permitted by the Laurens County Building Code Department.
7. Not more than one (1) unoccupied manufactured home shall be parked, located, or stored on any property for more than sixty (60) days unless the property is used as a sales lot by a licensed salesperson or retail dealer as outlined in the South Carolina Manufactured Housing Board's regulation, section 79-3.
8. Manufactured homes must meet the requirements of the Laurens County Flood Prevention and Erosion/Sediment Control & Storm Water Management Ordinances when applicable.
9. All Manufactured homes located within the unincorporated areas of Laurens County must be registered with the County's Building Department and have a valid permit sticker posted in a window visible from the street or driveway.
10. Manufactured home setbacks shall be the responsibility of the homeowner to verify. Laurens County will only verify setbacks if a licensed surveyor is on site at the time of inspection to verify property lines.

XIV. MOBILE HOME PARKS.

Generally, all mobile home parks constructed, altered, or extended after the effective date of this Ordinance shall conform to the regulations of this section. The establishment or expansion of a mobile home park shall be considered a major subdivision and comply with regulations and procedures set forth in Laurens County Ordinance 926, as well as the following:

- A. *Signage, Names.* All mobile home parks containing five (5) or more units must provide a sign or at least six (6) square feet indicating the name of the park. Park names shall not be similar, phonetically or by spelling, to any existing subdivision, historic home, monument, or site as listed on the State and National Historic Register. A diagram of the sign shall be provided for review by the Laurens County Planning office and must be located outside of any local, county, or state road right-of-way. Signs shall not interfere with sight distance and triangle areas and the proposed right-of-way of the new subdivision road(s).
- B. *Refuse Disposal.* Each lot of a mobile home park must be provided with a refuse container or have access to a centralized refuse container onsite, either of which is collected on at least a weekly basis. Centralized containers must be buffered from sight on three (3) sides with a six foot (6') tall privacy fence constructed of wood or other materials approved by the Laurens County designated official.
- C. *Legal Owner and/or Operator Mobile Home Park.* The legal owner and/or operator of the mobile home park shall at all times operate the park in compliance with the regulations of this Ordinance.
- D. *Inspection of Mobile Home Parks.* All of the park requirements stated in this Ordinance must be inspected and approved by the Laurens County designated official prior to any installation of mobile homes. These requirements must also be maintained as long as the park is in operation. The Building Codes/Inspection office is hereby authorized to make periodic

inspections to review the condition and operation of mobile home parks located within the jurisdiction of this Ordinance in order that they may perform their duties of safeguarding the health and safety of occupants of mobile home parks and of the general public.

- E. *Existing Manufactured Home Parks.* All mobile home parks in existence at the time of the adoption of this Ordinance can continue to operate at its current capacity. Existing, nonconforming parks cannot increase their size or number of lots without meeting the requirements of this Ordinance.
- F. *Park Permit.* It shall be unlawful for any person to construct, alter, or extend any mobile home park within the unincorporated areas of Laurens County unless that person or entity holds a valid park permit issued by Laurens County.
1. All mobile homes within a park must have setup permits and annual decal license as required by Laurens County.
 2. No public utility shall connect service to any mobile home within a park in the unincorporated areas of Laurens County without proof of a setup permit and annual decal license.
 3. *Site Plan Approval Required.* All mobile home park owners must submit a site plan of any proposed mobile home park to the designated official, and such plan must have approval for variances only by the Laurens County Planning Commission before any permits can be issued. All applications for mobile home park permits shall contain the following information:
 - a. Name and address of the applicant;
 - b. Interest of the applicant in the development;
 - c. Location and legal description of the property;
 - d. Complete engineering plans and specifications of the proposed park showing the following:
 - i. The area and dimensions of the tract of land, including screening between park and adjoining residences or businesses;
 - ii. The number, location, and size of all lots;
 - iii. The location and width of roadways and walkways;
 - iv. The location of service buildings and other proposed structures;
 - v. The location of all utility installations (additional utility standards are outlined in Appendix A Section N of Laurens County Ordinance 926);
 - vi. The location of septic tanks, field lines, and sewer lines;
 - vii. Specifications of all buildings to be constructed;
 - viii. The location and details of all lighting and electrical systems (lighting standards are outlined in Appendix A Section M of Laurens County Ordinance 926);
 - ix. Landscaping concept plan that shows all entry ways and landscaping along exterior of the mobile home park and exterior roads;
 - x. The location of the required Land Use screening buffers (Tables C.2.1 and C.2.2) and any Environmental Buffers required (Appendix B Section D) in accordance with Laurens County Ordinance 926;
 - xi. All proposed development located adjacent to wetland bodies, riparian streams, rivers, and creeks, or within a Federal Emergency Management Agency ("FEMA")

designated Flood Hazard Zone and/or the 100-year floodplain as defined by FEMA must provide protective buffers onsite as outlined under Appendix B of Laurens County Ordinance 926. The upland boundary of the buffer zone must be shown on the Preliminary Plat, Construction Site Plan, and Final Plat;

- xii. A tree survey and tree removal permit in accordance with Appendix C and Laurens County Ordinance 926;
- xiii. Mobile home parks consisting of one hundred seventy (170) units or more shall provide a traffic impact analysis to assess the potential impacts on the surrounding community and the potential need for updates to the surrounding area rights-of-way; and
- xiv. School District (all grades) in which the proposed mobile home park is located.

Note: Information submitted to the designated official then to the Planning Commission should be the overall project planned and changes to the approved design may require review and approval by one (1) or all county parties.

- 4. *Fees.* Fees are established and approved from time to time by Laurens County Council.
- 5. *Street requirement.* Interior roads serving the park shall meet the specifications stated in current Laurens County Road Standard Ordinances.
- 6. *Mobile home park lot area and width.*
 - a. A mobile home park shall have a minimum area of five (5) contiguous acres and a maximum of twenty-five (25) contiguous acres.
 - b. Each mobile home park parcel shall have a property frontage width of at least two hundred feet (200').
 - c. Flag lots. Flag lots serving only one (1) parcel are permitted for use as a mobile home park and are not required to have a minimum of two hundred feet (200') frontage width, provided the width of the pole entrance to the park measures a minimum of twenty-four (24) contiguous feet in width along the length of the pole access. Mobile home lots and units are not permitted to be located along the pole access to the main parcel, and no portion of the pole can be used for setback measurements.
- 7. *Installation and safety standards.* All installation shall conform to this Ordinance.
- 8. The lot size of any mobile home located in a mobile home park shall not be less than the following: Each lot space within the park shall meet the specifications of this Ordinance. In a Mobile Home Park, each space shall have a minimum area of 6,000 square feet and shall be a minimum average width of fifty feet (50'). There shall be a minimum of thirty feet (30') between any two (2) mobile homes or any mobile home and a common building.
- 9. *Vehicle parking.* A minimum of two (2) off-street parking spaces shall be provided for each mobile home.
- 10. *New mobile home park design/siting standards.* The maximum number of mobile homes shall not exceed two (2) units per acre where public water and a septic tank system are to be used. In areas where public water and sewer are available, five (5) units per acre

(including parking and street rights-of-way) are allowed using properly angled lots. In both instances, South Carolina DHEC regulations govern.

11. *Setbacks.* No mobile home or other building or structure shall be located closer than sixty feet (60') to any park outer perimeter property boundary. All other setbacks shall meet specifications as stated in this Ordinance.
12. *Screening.* All new mobile home parks shall provide screening in accordance with Appendix B Sections C and D of Laurens County Ordinance 926 on any perimeter property boundary if the adjacent property has residential homes or commercial businesses. Screening shall consist of existing vegetation, nursery stock, or both, as well as fences, walls, earth berms, or grade changes. The type of screening and placement shall be approved by the designated official.
13. *Service buildings.* Accessory structures for the convenience and well-being of park residents are permitted provide they comply with all applicable Laurens County Ordinances. Such structures may include, but are not limited to, park management offices, community laundry facilities, community postal facilities, etc.
14. *Listing of mobile home park.* Every person owning or operating a mobile home park and each person engaged in the sale or rental of mobile homes or lots upon which to place mobile homes shall furnish to the Laurens County Tax Assessor by January 1 of each year parcel identification and number of lots/rental spaces.
15. *Register of park residents.* Park management/operators must maintain an up-to-date register of all park residents at all times. This register must be made available to any authorized person.
16. *Park manager.* Mobile home parks with five (5) or more mobile homes shall have a park manager responsible for maintenance of the park and its mobile homes, including ensuring compliance with the requirements of this Ordinance.

XV. ENFORCEMENT.

- A. *Enforcement.* The Laurens County Building Codes office shall have the duty and responsibility to enforce all provisions of the codes adopted by this Ordinance, as may be deemed proper for the welfare, safety, and health of the citizens of Laurens County, within the unincorporated areas. ALL MOBILE HOMES SHALL CONFORM TO ALL REQUIREMENTS HEREIN WITHIN NINE (9) MONTHS AFTER PASSAGE OF THIS ORDINANCE.
- B. *Designation of Offenses.* Any person, entity or its representative or agent whose acts, actions, or failure to act causes a violation of the codes adopted herein shall be issued a Uniform Ordinance Summons, citing said violation. A Uniform Ordinance Summons may be issued by any county official or employee designated as a code enforcement officer and shall not be used to perform any custodial arrest for violations of this ordinance. Any act, action, failure to act or violation of the codes adopted herein is prohibited and declared to be unlawful. Violation of this Ordinance shall constitute a civil matter for the Court. All violations charged pursuant to a Uniform Ordinance Summons, shall vest in the jurisdiction of the Summary Court for Laurens Country. Any bond amount for violations shall be prescribed, set, and held by the presiding Magistrate.

- C. *Penalties and Violations.* The penalty for each violation of this Ordinance shall be punishable by a fine of not more than two hundred fifty dollars (\$250.00). Each day any violation of this Ordinance continues shall constitute a separate offense.
- D. *Appeals.* The Laurens County Planning Commission shall hear and decide appeals in matters as specified by this Ordinance. Whenever in the opinion of the Laurens County Planning Commission the strict application of the requirements contained in these regulations would result in substantial or excessive difficulties and hardships or injustices, the Laurens County Planning Commission may modify such requirements, providing that the public interests of the County and its citizens are protected, and the general intent and spirit of these regulations are preserved. Any person with standing, aggrieved by the decision of the Laurens County Planning Commission may appeal to the Court of Common Pleas within thirty (30) days of receipt of the written decision of the Laurens County Planning Commission.

XVI. MANUFACTURED HOME DETITLING, PERMANENT STRUCTURE REQUIREMENTS.

- A. Foundations and tie-downs installed to manufacturers specifications or South Carolina manufactured Housing regulations or engineered design
- B. Home and land must be in the same name.
- C. Applicant must complete form and checklist provided by Laurens County.
- D. Home must be registered with Laurens County with current taxes paid.
- E. Retirement of title confirmation letter from South Carolina Department of Motor Vehicles.
- F. Mortgaged homes must use an attorney for the process.

XVII. LEGAL.

- A. *Authority.* This Ordinance is adopted pursuant to authority conferred by the South Carolina Code of Laws.
- B. *Validity.* Should any section or provision of this Ordinance or application of a provision of the Ordinance be declared invalid or unconstitutional by any court of a competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part or application so declared to be unconstitutional or invalid.
- C. *Conflict with Other Regulations.* These regulations shall apply to mobile homes in the unincorporated areas of Laurens County after the adoption of this Ordinance. However, where sections of this Ordinance conflict with or overlap one another, or where this Ordinance conflicts with other Laurens County Ordinances and/or regulations, whichever imposes the most stringent restrictions shall prevail. State and federal standards shall prevail wherever they conflict with provisions of this Ordinance.

- D. *Separability.* If any section, clause, or portion of this Ordinance shall be held by a Court of competent jurisdiction to be invalid or unconstitutional, such finding shall not affect any other section, clause, or portion of this Ordinance.
- E. *Amendments.* This Ordinance may be amended in the same manner as prescribed by law for its original adoption.
- F. *Effective Date.* All provisions of this section and other relevant sections of this Ordinance shall take effect upon enactment by the Laurens County Council according to law.

(Signature page follows.)

AND IT IS SO ORDAINED this _____ day of _____, 2022.

LAURENS COUNTY COUNCIL:

W. Brown Patterson, Jr., Council Chairman

Jeffrey Carroll, Council Vice Chairman

Diane B. Anderson, Council Member

Shirley H. Clark, Council Member

Kemp Younts, Council Member

David Tribble, Jr. Council Member

Luke S. Rankin, Council Member

ATTEST:

Thomas R. Higgs. II, Administrator
Laurens County, South Carolina

Cheyenne G. Noffz, Clerk
Laurens County Council
Laurens County, South Carolina

First Reading: October 11, 2022
Second Reading: November 8, 2022
Public Hearing: November 22, 2022
Third Reading: December 13, 2022

VOTE: _____
FOR AGAINST ABSTAIN ABSENT

Patterson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carroll	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anderson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clark	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Younts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tribble	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rankin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED AS TO FORM:

A. "Sandy" Cruickshanks, IV
Laurens County Attorney