

AN ORDINANCE TO ESTABLISH MANUFACTURED HOME REGULATIONS FOR THE CITY OF ODOM; TO PROVIDE PROVISIONS FOR ATTAINING MANUFACTURED HOME PERMITS; TO PROVIDE PENALTIES FOR VIOLATIONS THEREOF; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE MAYOR & COUNCIL OF THE CITY OF ODOM, as follows:

Sec. 1. Purpose.

Because of the special issues related to manufactured home communities, including sites, manufactured home parks and manufactured home subdivisions that are not necessarily associated with other subdivision developments, and for the purpose of promoting the safety, health and general welfare of the residents of such communities and other nearby area; encouraging the sound and orderly development of such communities and The City of Odum; providing adequate light and air; preventing overcrowding of the land; preserving the character of the land and its peculiar suitability for particular uses; promoting secure and desirable living conditions; protecting property against blight and depreciation; and encouraging the most appropriate use of the land and other buildings and structures throughout the county; the governing authority of The City of Odum, does ordain and enact into law the following provisions as its manufactured home regulations.

Sec. 2. Short title.

This article shall be known as and may be cited as 'The Manufactured Home Regulations of Odum, Georgia.

Sec. 3. Definition of terms.

When used in these regulations, the following words and phrases shall have the meaning given in this section. Those terms not defined herein shall be understood to have customary definition where not inconsistent with the context of these regulations the term "shall" is mandatory. Words used in the singular shall include the plural and the plural shall include the singular. Words used in the present tense shall include the future tense. The word "person" includes individual, association, corporation, organization, trust, company, and firm.

(1) Manufactured homes. 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 housing and urban development and complies with the standards established under the National Manufactured

Housing Construction and Safety Standards Act of 1974 , 42 U.S. C. Section 5401, et seq. (HUD Code).

(2) Mobile home. Mobile 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, and air—conditioning, and electrical systems contained therein and manufactured prior to June 15, 1976.

(3) Manufactured Home Park. Any tract or parcel of land used, maintained or intended to be used, leased or rented for occupancy by 2 or more mobile homes together with accessory structures provided in connection therewith. This definition shall not include mobile home sales lots on which unoccupied mobile homes are parked for the purpose of inspection and sales.

(4) Manufactured Home Subdivisions.

All divisions of a tract or parcel of land into 2 (two) or more parcels whether for immediate or future sale, legacy or other development, whether partially or in whole for the accommodation of manufactured homes, and which result in separate ownership by 1110Ee than 1 (one) person of the subdivided tract or parcel.

Sec 4. Administration, enforcement, penalties.

(a) General: The Mayor & City Council does hereby appoint the county building inspector as the manufactured home enforcement officer. It shall be the duty of the manufactured home enforcement officer to enforce, interpret and administer the provisions of these regulations. This officer is hereby authorized and directed to make such inspections as necessary to determine satisfactory compliance with this ordinance and is empowered to enter at reasonable times upon any private property for the purpose of inspection and investigating conditions related to the enforcement of this ordinance. Any person violating any provision of these regulations shall, upon conviction, be punished by a fine not to exceed one thousand dollars (\$1, 000. 00) or imprisonment in the county jail for a term not to exceed one hundred twenty (120) days or both for each offense according to the law. Each day such violation continues shall be considered as a separate offense. Such penalties do not preclude other remedies at law.

(b) Hardship/Emergency Exceptions: The Mayor and City Counsel may, upon specific request, grant an Emergency/Hardship exception to the Camper/Mobile Home Ordinance. It is understood that said request must be approved by a majority vote and said request shall only be approved on a three (3) month basis, thereby requesting a renewed request at the end of three (3) months. The Hardship and/or Emergency Exception shall be considered on the basis of the application and any and all information and/or evidence presented by the applicant at the Counsel Meeting at which time the request is considered.

Sec. 5. Location of manufactured homes regulated.

(a) After the effective date of this ordinance, it shall be unlawful for any person to place, maintain, or use any manufactured home for living, sleeping or business purposes unless it has been permitted as provided herein.

(b) After the effective date of this ordinance, no permit shall be issued for a mobile home as defined herein to be located in the city limits of Odum, Georgia,

Sec. 6. Nonconforming homes.

Any mobile home or manufactured home existing within the city limits of Odum on or before the effective date of this ordinance shall be allowed to remain for its useful life as a nonconforming use; provided, that once it is moved from the lot on which it was located on the effective date of this ordinance, its nonconforming use shall immediately cease and any use of that lot must then comply with conforming uses as permitted hereunder. Normal upkeep and maintenance shall be required for such a nonconforming mobile home or manufactured home so long as it is use.

~~NO~~ temporary home, camper, travel trailer, fifth wheel, toy hauler, truck camper, camping trailer, motorhome or the like shall be permitted within the City Limits of Odum for purposes of a residence and/or living accommodations in excess of Seven (7) days. Inhabiting any type of home/camper, as described herein, shall be a violation of the Odum City Ordinance and may result in the imposition of daily fines of Fifty Dollars (\$50.00) per day. Any such fine shall be assessed against the real property owner upon which the temporary housing is situated.

Sec. 7 Permit for manufactured homes, parks, or subdivisions required.

It shall be unlawful for any person to place, occupy, construct, maintain or use any lot or parcel of land within the city limits of Odum, Georgia for a manufactured home or development, including a site, park or subdivision, or to alter or extend any such manufactured home or development, until an application has been made for such maintenance, use, placement or occupancy, and reviewed and approved, and a permit therefore has been issued by the Building Inspector. The Building Inspector shall, prior to issuing a permit, determine that all requirements set forth in this ordinance have been met. The building inspector shall develop applications in accordance with this ordinance for use in permitting such mobile homes or manufactured homes, including a site, park or subdivision.

Sec. 8. General requirements.

The following requirements shall apply to all manufactured homes placed inside the city limits of Odum under these regulations.

- (1) All manufactured homes shall be constructed in compliance with the Federal Manufactured Home Standards (HUD Code) under the National Manufactured Housing Construction and Safety Standards Act of 1974. (the HUD Code effective June 15, 1976).
- (2) All manufactured homes, which have been manufactured after June 15, 1976, shall bear label certifying it is constructed in compliance with the Federal Manufactured Home Standards (HUD Code) under the National Manufactured Housing Construction and Safety Standards Act of 1974. (The HUD Code effective June 15, 1976).
- (3) All manufactured homes shall be installed in accordance with state law (O. C. G. A. 120-3-7).
- (4) Manufactured homes located wholly, or partially, within a special flood hazard area should be installed so the finished floor is a minimum of 18 inches above the base flood elevation.
- (5) The manufactured home must be placed on a permanent foundation, either slab or pier, which meets the requirements of the manufacturer's installation standards. In addition, a curtain, unpierced except for the required ventilation and access, must be installed so that it encloses the area under the manufactured home to ground level.
- (6) The axles and transporting lights shall be removed from the manufactured home and the building lot after placement of the manufactured home on the lot before occupancy. The tongue and towing apparatus shall be covered in a manner so that it is out-of-sight from the street, road or adjacent property.
- (7) Utility meters for the manufactured homes are to be mounted to the structure or on a utility pole.
- (8) All entrances shall be of permanent nature and placed on a fixed foundation.

Section 9. Specific requirements.

(a) Manufactured Home Lot or Site:

- (1) The size of all manufactured home sites or lots shall meet the requirements of the State Health Department.

(b) Manufactured Home Parks or Subdivisions:

- (1) All manufactured home parks or subdivisions shall meet the requirements of the Subdivision Ordinance of the City of Odum.
- (2) Each manufactured home shall have approved internal water, sewer and electrical systems. Approval of internal water, sewer, and electrical systems shall require submission and approval of plans and specifications and acceptance or facility construction by the Mayor & Council of the

City of Odum, the Wayne County Health Department, the Georgia Department of Natural Resources and any other agencies necessary to comply with all applicable state and local laws and regulation.

(3) Garbage and trash disposal shall be by approved public means, if reasonable, and in any instance shall be acceptable to the Mayor & Council and shall comply with any applicable state and local laws and regulations.

(4) Internal water, sewer, street and private drainage systems shall be property of the owner and shall not be dedicated to the City of Odum.

Sec 10. Preliminary and final plans required.

(a) Procedure for the applicant's securing the required permit for any manufactured home park or subdivision shall consist of the following:

(1) A preliminary plan shall be submitted to the building inspector and county engineer for review and approval prior to making application to the Mayor & City Council for a manufactured home park or subdivision permit. Such preliminary plan shall be drawn at a scale of not less than one hundred (100) feet to the inch and shall show the following on one or more sheets:

a. The name of the manufactured home park or subdivision; the names and addresses of the owner (s) and designer of the development; date; approximate north arrow and scale; and the boundary line of the tract with accurate linear and angular dimensions drawn to scale.

b. The locations of existing and platted property lines, streets, buildings, watercourses, railroads, bridges, water mains, sewers, culverts, drainpipes and any utility easements both on the land to be developed as a manufactured home park or subdivision and on land immediately adjoining. The names of adjoining subdivisions or the names of owners adjoining parcels of un-subdivided land shall also be indicated,

c. The names, proposed location and approximate dimensions of proposed streets, alleys, driveways, entrances, exits, walkways, easements, recreation areas, parks, and other spaces, reservations, manufactured home spaces or lots, and building lines within the park or subdivision, This information should be graphical only, not requiring detailed computations or fieldwork above that required to obtain the above information.

d. Plans or proposed utility layouts (sewer lines, water lines, storm drainage, etc.) showing feasible connections to existing and proposed utility systems; plans for electric lighting; and the location and number of garbage receptacles.

e. When deemed necessary, profiles of all proposed public streets showing natural and finished grades drawn to a scale of not less than one-inch equals forty (40) feet horizontal and one-inch equals four (4) feet vertical.

(2) After the preliminary plan has been approved by the building inspector and county engineer, two (2) copies of the final plan shall be submitted to the Mayor & City Council for final approval. The final plan shall be drawn in black ink upon mylar or other suitable plastic drafting material and shall conform with preliminary plan as approved. If desired by the applicant, it may constitute only that portion of the approved preliminary plan which it proposed to develop at that time; provided, however, that such portion conforms to the minimum requirements of the ordinance. The final plan shall be drawn to a scale not less than one-inch equals one hundred (100) feet and shall include the following:

- a. a sited plan for the manufactured home park or subdivision.
- b. The name of the manufactured home park or subdivision, the names and addresses of the owner (s) and the designer of the development.
- c. Locate approximate north arrow and scale.
- d. The boundary line of the tract and any lots within accurate linear and angular dimensions drawn to scale.
- e. The names, location and dimensions of proposed streets, alleys, driveways, entrances, exits, walkways, easements, recreation areas, parks and other open spaces, reservations, trailer spaces and building lines within the park or subdivision. The information should be drawn accurately with detailed computations and fieldwork completed.

(b) Procedure for the applicant securing the required permit for a manufactured home site or lot shall consist of the following:
Plans shall be submitted to the building inspector showing that all requirements of the ordinance can be complied with and shall be met by the applicant. If the building inspector determines that the requirements set forth in this ordinance have been met, the permit shall be issued.

Sec. 11. Severability.

Should any section or provision of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Sec. 12. Repeal of conflicting ordinances.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Sec. 13. Effective date.

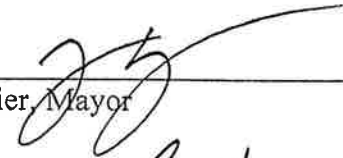
This ordinance shall take effect and be in force from and after the date of its adoption, the public welfare demanding it.

Adopted by the Mayor & Council of the City of Odum,

FIRST READING Feb 4, 2020

SECOND READING March 3, 2020

Passed by the Mayor and City Council this 3rd day of March, 2020.



Greg Rozier, Mayor



Samantha Griffis, Council Member




Greg Leggett, Council Member



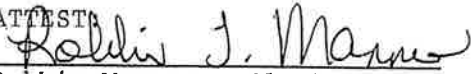
Willie McLaughlin, Council Member



Kathy Rozier, Council Member



Kevin Figgs, Council Member

ATTEST


Robbin Manners, Clerk
City of Odum

ODUM MOBILE HOME ORDINANCE REQUIREMENTS

sco-20060206

The Ordinance requires the following general requirements:

AGE – CANNOT BE MORE THAN 20 YEARS OLD

ROOF PITCH AND MATERIAL REQUIREMENTS:

- minimum 2.5 foot of rise for every 12 feet of run
- residential construction type shingles or tin

SPECIFIC SIDING REQUIREMENTS:

- painted wood or hardboard, or covered with vinyl

PLACEMENT REQUIREMENTS:

- on foundation, either slab or pier
- underpinning to cover area under manufactured home
- tie downs

ALL TOWING APPARATUS REMOVED

ENTRANCE REQUIREMENTS:

- joined with home, on fixed foundation, minimum 20 square feet, steps to ground level and railing around landing and steps

LOT SIZE:

- minimum required lot width---100 feet at the front property line
- minimum required setback---50 feet
- minimum required side yard---10 feet each side
- corner lots must have an additional 10 feet along the side street
- minimum required rear yard---30 feet

FOR MORE SPECIFIC INFORMATION, OR IF YOU HAVE ANY QUESTIONS, CONTACT CITY HALL AT 912-586-2211