

ARTICLE IV

CONDITIONAL USE REGULATIONS

Section 4-1. Application

The requirements of this Article shall apply to all conditional uses listed on Table I, as applicable.

Section 4-2. Manufactured Housing

4-2.1 Setup

Manufactured housing, where permitted by this Ordinance, shall:

- (1) Be installed in accord with the Manufacturer's Installation Manual. In the absence of such a Manual, the home must be installed in accord with the requirements of Section 19-425.39 of the South Carolina Manufactured Housing Board Regulations.
- (2) Be underskirted around the entire home with brick, masonry, vinyl, or similar materials designed and manufactured for permanent outdoor installation.
- (3) Have installed or constructed and attached firmly to the home and anchored securely to the ground, permanent landing steps at each exterior doorway, in accord with applicable Building Codes.
- (4) Have all moving or towing apparatus removed or concealed including hitch, wheels and axles.
- (5) Be provided with a sanitary sewer system approved by DHEC. Evidence of such approval shall accompany each and every permit request to install a manufactured home.
- (6) Be served by a separate electric meter. It shall be unlawful for any such home to receive electricity except by use of this separate meter.

Any existing home not in compliance with this Section upon the effective date of this Ordinance shall be served by a separate meter within one hundred eighty (180) days of the effective date, or be declared by the Building Official to be in violation of this Ordinance, and processed accordingly as provided for in Article XIII.

It shall be unlawful for any public utility or electrical supplier to connect power to any manufactured home in the absence of an approved permit issued by the Building Official to establish said home.

It shall be the duty and responsibility of each supplier of electricity to render a monthly report to the Building Official as to connections and disconnections made to manufactured homes.

The Building Official may, at his discretion, issue a temporary permit to secure electrical service for a valid reason such as the construction of power pole to aid in the installation of the unit. A temporary permit shall be valid for fifteen (15) days unless otherwise specified on the permit. This provision shall not be construed to exempt the applicant from the requirement for a regular permit within the fifteen (15) day period. If a permit is not obtained as required, the Building Official may direct that the electricity be disconnected. Any additional fee to reconnect would be the responsibility of the owner or applicant.

4-2.2 Appearance (applies to R-1 and R-2 Districts only)

Where permitted by this Ordinance, manufactured homes, as defined herein shall:

- (1) Be covered with an exterior material customarily used on conventional dwellings. The exterior covering material must extend to the ground; however where a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
- (2) Have a pitched roof with a minimum of two inch vertical rise for

each 12 inches of horizontal run. Said roof shall consist of shingles or other material customarily used for conventional dwellings.

- (3) Have a roof overhang not less than eight inches measured from the vertical side of the structure. When carports, garages, porches, or similar structures are attached as an integral part of the unit, the Building Official may waive the eave requirement.
- (4) Be placed on the lot in such a manner that is compatible with and reasonably similar in orientation to surrounding site built housing.
- (5) Be not less than 18 feet wide.

4-2.3 Habitability

No manufactured home shall be permitted, used or occupied nor shall public utilities be extended to or activated in any such home unless and until the home has been inspected and found to be habitable by the Building Official.

The term "habitable" as used herein means that there is no defect, damage, or deterioration to the home which creates a dangerous or unsafe situation or condition; that the plumbing, heating, and electrical systems are in safe working order; that the walls, floor, and roof are free from any holes, breaks, loose or rotting boards and are structurally sound; and that all exterior doors and windows are in place. Further, the term habitable shall include the provision of the following facilities.

- (1) **Sanitary Facilities.** Every manufactured home shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be properly installed and free from defects, leaks, and obstructions.
- (2) **Hot and Cold Water Supply.** Every manufactured home shall have connected to the kitchen sink, lavatory, and tub or shower cold and hot running water. All water shall be supplied through an approved distribution system connected to a potable water supply.

- (3) **Heating Facilities.** Every manufactured home shall have heating facilities which are properly installed and maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms and bathrooms. Where a central heating system is not provided, each mobile or manufactured home shall be provided with an alternative system, approved by the Building Official.
- (4) **Cooking and Heating Equipment.** All cooking and heating equipment and facilities shall be installed in accordance with Federal Manufactured Home Construction and Safety Standards.
- (5) **Smoke Detector.** Every mobile and manufactured home shall be provided with an approved listed smoke detector, installed in accordance with the manufacturer's recommendations and listing. When activated, the detector shall provide an audible alarm.

4-2.4 Compliance Required

No manufactured home shall be used or occupied unless and until the home has been installed in accord with these regulations and inspected for compliance by the Building Official.

Where upon inspection by the Building Official, a manufactured home is found not to meet the minimum requirements of habitability described herein, said official shall take appropriate action to require the owner to make the necessary improvements to render the unit habitable; or block the use and placement of said unit by refusing to issue an installation permit, and denying electricity to the unit.

Failure to secure inspection and approval prior to occupying such unit shall be a violation of this Ordinance and processed accordingly, as provided for in Article IX.

The Building Official may grant exceptions to this requirement in hardship cases, not to exceed 30 days.

4-2.5 Fees

The following fee schedule is hereby established to cover the cost of permit

review and inspections for compliance with the provisions of this Section.

Installation Fee	\$10.00
Plumbing & Electrical Fee	40.00
Site Inspection	<u>50.00</u>
Total	\$100.00

Reinspection, when required, shall be preceded by a reinspection fee of \$10.00 per visit.

This fee schedule including reinspection fee may be amended as needed through the County's budget adoption process.

Section 4-3. Mobile Homes

Mobile homes, as defined by this Ordinance, shall not be permitted, established or reestablished within the jurisdiction of this Ordinance. Where in existence at the time of adoption of this Ordinance, such uses may be continued in accord with the provisions of Section 8-9, Nonconformities; provided such uses are maintained in habitable condition, as defined by and subject to the conditions of Section 4-2.3.

Section 4-4. Manufactured Home Parks

The establishment and operation of a manufactured home park shall comply with the following design and development standards:

- (1) The park site shall be not less than three (3) acres, and have not less than 200 feet frontage on a public dedicated and maintained street or road.
- (2) The park shall be served by public water and sewer systems, a system of storm drainage, and refuse disposal facilities, plans of which shall be approved by local DHEC officials.
- (3) All dwelling spaces shall abut upon an all-weather surface driveway of not less than eighteen (18) feet in width which shall have unobstructed access to a public street.

- (4) A description of the procedures of any proposed home owners association or other group maintenance agreement must be submitted to and approved by the County Attorney, as appropriate.
- (5) All on-site roadway intersections shall be provided with a street light, and interior lights shall be provided at not less than 400-foot intervals.
- (6) Each individual home site shall be at least 25 feet from any other site and at least 25 feet from the right-of-way of any street or drive providing common circulation.
- (7) All homes shall be installed in accord with the installation requirements of Section 19-425.39 of the South Carolina Manufactured Housing Board Regulations.
- (8) Not less than 10 percent of the park site shall be set aside and developed for common open space and recreation usage.
- (9) Space Numbers: Permanent space numbers shall be provided on each manufactured home space and shall be located so as to be visible from the street or driveway. Signs identifying space locations shall be provided at each street or driveway intersection.
- (10) No manufactured home space shall have direct access to a public street, but shall instead access an internal driveway system.
- (11) The maximum number of mobile or manufactured home spaces shall not exceed seven (7) per acre.
- (12) Two parking spaces shall be provided for each designated manufactured home space. Parking may be provided at the designated space or in community parking areas.
- (13) In the development of a park, existing trees and other natural site features shall be preserved to the extent feasible.