

**LAURENS COUNTY
MOBILE HOME PARK ORDINANCE**

**ARTICLE 1
GENERAL**

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 Laurens 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 Laurens 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. The Ordinance shall not be constructed 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, 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 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 Laurens 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 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.

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 and 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 ROADS. All roads, including private roads, within mobile home parks, excluding a private drive-way, shall be designed and constructed in accordance with Laurens 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 20 feet.** All right of way must be cleared of all obstructions, structures, and timbers and be grassed.

4.7 CUL-DE-SAC. A cul-de-sac with a diameter of not less than 50 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 HEALTH, SAFETY, & WELFARE. In approving a mobile home park, the Laurens 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.

4.11 GREEN SPACE/BUFFER ZONE. The perimeter boundaries of all mobile home parks shall provide for a fifty (50) foot green space or buffer zone between the exterior property lines of the park 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 mobile home park and the adjoining property, or where the mobile home park road is the division line.

4.12 GREEN SPACE/BUFFER ZONE RESTRICTIONS. There shall be no man-made improvements allowed in the green space or buffer zone.

ARTICLE V LOT REGULATIONS:

5.1 LOT SIZE. Mobile home lot/sites shall have an area not less than that required by the Laurens County Health Department.

5.2 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 tie downs 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 AND SEWER

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 in accordance with the Laurens County On Site Sewage Management Ordinance. Collection systems, sewage treatment facilities, or individual septic tanks shall be approved by the health inspector prior to installation.

ARTICLE VIII VARIANCE

8.1 VARIANCE. When due to a particular reason experienced by a developer it is impractical to comply with the interpretations of this ordinance, the Commissioners shall have the authority to vary such requirements provided the intent and purposes of this ordinance are not violated. Such variances and reason for granting them must be entered into the minutes of the Commissioner's meeting in which the variance was granted.

ARTICLE IX
VIOLATIONS AND 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 COURT OF JURISDICTION: The Laurens County Board of Commissioners may bring violations of this ordinance before the Magistrate of Laurens County.