

ARTICLE I. GENERAL PROVISIONS

Section 3.1-1 SHORT TITLE. This Resolution shall be known and may be referred to as the Manufactured Home and Travel Trailer Regulation of Grady County.

Section 3.1-2 AUTHORITY. This Resolution is adopted under authority of Article IX, Section IX, Section II, Paragraph IV, of the Constitution of the State of Georgia.

Section 3.1-3 JURISDICTION. These Regulations shall govern the location and occupancy of manufactured homes and travel trailers, the design and improvement of manufactured home rental communities and subdivisions for manufactured homes, within the unincorporated areas of Grady County, Georgia. Notwithstanding any other provisions hereof, this Regulation shall not be deemed to apply to manufactured homes or travel trailers so long as the same are on a sales lot or one the premises of a manufactured home manufacturer and are not occupied as residences.

Section 3.1-4 DEFINITIONS. For the purpose of this Resolution certain words used herein are defined as follows:

- a. Accessory Structure of Use. A detached building or parcel of land necessary as an adjunct to the establishment of a manufactured home rental community or manufactured home subdivision and services rendered to its occupants. Such term shall refer to travel trailers when in storage on a residential lot.
- b. Adjoining Property Line. The boundary between a manufactured home rental community, manufactured home subdivision or a site occupied by a manufactured home, and property in another ownership and shall, for the purposes of these regulations, include street, railroad or utility right-of-way.
- c. Alteration. The relocation of manufactured homes within a development of any change in the exterior dimensions of accessory structures; also, any changes to an approved plot plan.
- d. Building Permit. A duly authorized form signed by the official authorizing the location of a manufactured home or the construction of an accessory structure.
- e. Cabana. A semi-permanent addition to a manufactured home, measuring no greater than 900 square feet.
- f. Expansion. The enlargement of a manufactured home rental community by the provision of further utility and road improvements or the addition of manufactured homes or travel

trailers to a development, in excess of the number of improved sites existing at the time of adoption of these regulations.

- g. Manufactured Home (Formerly known as "mobile homes"). A detached single family dwelling unit, designed for long-term occupancy, which normally has been prefabricated and then transported to its site or to a sales lot on its own wheels, on a detachable undercarriage, or on a flatbed or other trailer conveyance and required only minor work before occupancy, such as connection to utilities or a foundation. Such a dwelling shall be constructed in accordance with the Federal Manufactured Home Construction and Safety Standard, which came into effect on June 15, 1976, and shall bear an insignia issued by the U.S. Department of Housing and Urban Development (HUD). Units manufactured before this date are subject to the provisions of this ordinance, but are not required to meet these HUD standards.
- h. Manufactured Home Pad. That portion of a manufactured homestand equal to the length and width of the manufactured home placed on the stand.
- i. Manufactured Home Rental Community (Formerly known, variously, as "mobile home parks", "trailer parks", or "trailer courts"). A business operation which leases or rents spaces for permanent occupancy for manufactured homes and, under some conditions, travel trailers.
- j. Manufactured Home Stand. The site designed for the placement of a manufactured home and its cabana, accessory structures, utility connections and off-street parking facilities.
- k. Manufactured Home Subdivision. A subdivision of land intended for the sale of lots to individuals for the placement and occupancy of manufactured homes.
- l. Rural Manufactured Home Site. A privately-owned site in the unincorporated areas of Grady County designated for the establishment of a single manufactured home stand.
- m. Travel Trailer. A structure designed to be towed by a motor vehicle, such structure being not more than eight (8) feet in width when portable, and being designed as a temporary dwelling for travel, recreation or vacation uses. For the purposes of this definition, motor homes and motor coaches are included herein.
- n. Usable area. The net usable portion of a lot, tract, or stand, not including any additional property within the legal boundaries of the parcel which by virtue of permanent

or seasonal inundation by surface water, crossing by rights of way or easements, steep slopes, and the like, is not suitable for the construction of habitable structures or drain fields.

ARTICLE II. GENERAL REQUIREMENTS

Section 3.2-1 APPLICATION. Any occupied manufactured home located within the unincorporated areas of Grady County, Georgia shall be located within a manufactured home rental community, a manufactured home subdivision or on an approved rural manufactured home site meeting the requirements and minimum standards set forth herein. All manufactured homes shall additionally meet the general requirements set forth in this Ordinance.

Section 3.2-2 REQUIRED CERTIFICATION. No new manufactured home shall be admitted to any manufactured home rental community or *Rental H. subdivision* unless it can be demonstrated that it meets the requirements of the Department of Housing and Urban Development (HUD) and is constructed in conformance with the Federal Manufactured Home Construction and Safety Standard which came into effect on June 15, 1976, and bears an insignia issued by HUD certifying such conformance. Manufactured homes constructed prior to the effective date of the above standards shall bear the Mobile Home Manufacturers Association and Trailer Coach Association (MHMA-TCA) seal. Accessory structures shall require a building permit.

Homestead Exemption
Section 3.2-3 REQUIRED DECALS. All manufactured homes in Grady County, exclusive of a sales or manufacturers lot, shall be affixed with a current decal issued by the Grady County Tax Commissioner. Decals provided for each calendar year shall expire on December 31st of that year. After January 1st of each year and upon payment of all taxes dues on the manufactured home, a decal for the new year will be provided for attachment to the manufactured home. After April 1st of each year, a delinquency fee of Twenty-Five Dollars (\$25.00) plus Ten percent (10%) of the amount of taxes due on that manufactured home will be assessed, in addition to the normal taxes due for that calendar year. Manufactured homes with undercarriage removed and attached to a foundation or slab will not require the display of a decal but will be taxed in the same manner as any other residence or building.

Section 3.2-4 INSPECTION.

- a. Manufactured Home Rental Community: It shall be the responsibility of the County Code Enforcement Officer to inspect all units being placed within the confines of the development prior to the placement of the manufactured home on its stand and the connection of utility services and

occupancy of the manufactured home. Annually, the County Code Enforcement Officer, at his convenience, shall inspect each manufactured home rental community within the unincorporated areas of Grady County and the manufactured homes within these developments to determine compliance with these Regulations.

- b. Subdivisions and Rural Sites: Manufactured homes placed within subdivisions or on rural sites shall be inspected and permitted as required by the Grady County Subdivision Regulations.

Section 3.2-5 CONFORMANCE TO STATE AND COUNTY HEALTH REQUIREMENTS. Prior to the allowance of permanent occupancy of any manufactured home within the unincorporated areas of Grady County, such manufactured home shall be connected with an approved water source and an approved sewage disposal method. In order to secure approval, these facilities must comply with the applicable requirements of either the Georgia Department of Human Resources (DHR) for individual units (i.e., individual wells and septic tanks) or the Georgia Department of Natural Resources (DNR) for central community systems. The requirements for individual systems are set out in Chapter 31-3-1, et. seq., OCGA, and in Chapter 290-5-26, On site Water Supplies, On Site Sewage Disposal Systems and Subdivisions.

Section 3.2-6 REGULATIONS OF OCCUPANCY. Occupancy of a manufactured home within the jurisdiction of this Regulation shall as follows:

- a. Manufactured Home Rental Community: In the event a manufactured home is placed in a manufactured home rental community, it shall conform to the approved arrangements for its site with respect to location, utilities and registration. It shall be the responsibility of the County Code Enforcement Officer to inspect the installation of the manufactured home prior to allowing its occupancy. It shall be the development, operator's responsibility to maintain a dated log book for each manufactured home within the development, indicating the name of the occupants, its vehicle license, if so equipped, and whether it has a MHMA or TCA seal. Such records shall be available for inspection by the County Code enforcement Officer.
- b. Manufactured Home Subdivision. In the event a manufactured home is place within a manufactured home subdivision, a building permit shall be required prior to the placement of the home on its foundation or the connection of utilities.
- c. Rural Manufactured Home Sites: Occupancy of a manufactured home is permitted provided that each manufactured home is placed on a site.

ARTICLE III. TRAVEL TRAILERS

Section 3.3-1 APPLICATION. Any travel trailer located with the unincorporated areas of Grady County, shall meet the requirements of this Ordinance.

Section 3.3-2 OCCUPANCY. The residential occupancy of a travel trailer shall be limited to sixty (60) day occupancy of (1) sites specifically designed for travel trailers within manufactured home rental communities; (2) recreation sites or areas on state owned, company owned, county owned or municipally owned land which have traditionally been used as camping sites or which are specifically reserved in the future for such recreational pursuits; or, (3) private lots which are hereafter designed for and restricted to recreational or vacation use.

When a travel trailer is located on a lot in a residential subdivision, it shall not be utilized as a residence or occupied permanently by house hold members, their guests, or as a rental unit.

Section 3.3-3 STORAGE. Travel trailers, when located on a residential lot shall be located at least ten (10) feet from any residence, unless it is stored within a portion of the dwelling or accessory structure. Storage on public rights-of-way is hereby prohibited.

Section 3.3-4 HEALTH. In the event that a trailer is occupied as a temporary residence and its plumbing facilities are in use, the trailer shall be provided with an approved water source and an approved sewerage disposal method complying with the requirements of the Grady County Department of Health.

ARTICLE IV. MANUFACTURED HOME RENTAL COMMUNITIES: GENERAL REQUIREMENTS

Section 3.4-1 APPLICATION. All manufactured home rental communities within the unincorporated areas of Grady County shall conform to the minimum requirements set forth herein.

Section 3.4-2 PREEXISTING MANUFACTURED HOME DEVELOPMENTS. All manufactured home rental communities existing at the time of adoption of this Regulations, are hereby declared to be conforming and shall be allowed to continue to exist and operate as presently designed and improved until expanded or abandoned, However, such manufactured home developments shall at all times conform to minimum health and sanitation codes of Grady County and the State of Georgia.

Section 3.4-3 PLAT REQUIRED. From and after the adoption of these Regulations each new or expanded manufactured home rental community development shall be presented in plan form for

approval by the Grady County Planning Commission, and shall conform to the minimum design and improvement standards required herein.

Section 3.4-4 PUBLIC STREET ACCESS. No new manufactured home rental community shall be developed with Grady County unless the street giving access thereto has been accepted as a public street, or unless such street has obtained the status of a public street prior to the effective date of this Ordinance.

Section 3.4-5 SUITABILITY OF LAND. Land which the Planning Commission finds to be unsuitable for a manufactured home rental community development due to flooding, improper drainage, topography, utility easement or other features shall not be developed unless adequate provision can be made for correcting any unsuitable conditions.

Section 3.4-6 EXPANSION OF EXISTING MANUFACTURED HOME RENTAL COMMUNITIES. A person, firm, or corporation desiring to expand an existing manufactured home rental community to include more manufactured home sites than are accommodated within such development at the time this Ordinance is adopted shall submit plans and specifications for such improvements to the Grady County Planning Commission for approval prior to initiating construction and improvements. Improvements, reconstruction and redesign of existing developments required by the Planning Commission, shall conform to these Regulations and shall be limited to those necessary to make access, utility service and design of both old and new portion of the development compatible.

Section 3.4-7 CONFORMANCE TO STANDARDS FOR PUBLIC HEALTH AND ENVIRONMENTAL PROTECTION. The developer, insofar as such regulations may pertain to his particular project, is responsible for meeting all applicable Federal, State, and County regulations concerning the provision of safe drinking water, sewage treatment, erosion and sedimentation control, mosquito control, and impacts on wetlands and waters of the State.

Section 3.4-9 VARIANCE PROCEDURE. Where, because of topographical or other conditions peculiar to the site, strict adherence to the provisions of this Ordinance would cause an unnecessary hardship, the Planning Commission may authorize a variance, if such variance can be made without destroying the intent of the Manufactured Home and Travel Trailer Regulations. Variances must be entered in writing in the minutes of the Planning Commission and the reason for said variance set forth.

ARTICLE V. MANUFACTURED HOME RENTAL COMMUNITIES: PLATTING PROCEDURE, REQUIREMENTS AND CERTIFICATION

Section 3.5-1 REVIEW AND APPROVAL OF PLATS. The submission, distribution, review and approval of preliminary and final plats

for proposed new (or expansions to existing) manufactured home rental communities shall be conducted in accordance with Grady County Subdivision Regulations, except for modified plat requirements for manufactured home developments which are set out in the sections below.

Section 3.5-2 RECOMMENDED SKETCH PLAN. It is recommended that the developer present a sketch plan of the proposed manufactured home rental community (or additions to existing developments) for initial review by the Planning Commission and appropriate County departments. The sketch plan should contain the following data:

- a. Type of development;
- b. Approximate tract boundaries and total acreage;
- c. Approximate location with respect to land lot lines;
- d. Existing streets on and adjacent to the tract;
- e. Proposed general internal street layout;
- f. Significant topographic, physical and historic features;
- g. Generalized existing vegetation; and
- h. Proposed general layout and total number of stands.

Section 3.5-3 PRELIMINARY PLAT REQUIREMENTS. The preliminary plat may be a sketch of approximate accuracy and of a legible scale, made directly on a print of a boundary survey.

The plat shall include the following information:

- a. Proposed manufactured home rental community name or identifying title and total acres.
- b. Name of owner of the development or his authorized agent, if any.
- c. The names of all owners of all land adjacent to the proposed development.
- d. A vicinity map at a scale of not less than one inch equals two miles showing the location of the proposed development.
- e. Street names, right-of-way and roadway width data for any adjacent public streets and all private streets to be included in the development.
- f. Location of utilities, and other types of easements.

- g. Stand boundary lines, stand numbers (consecutively numbered of lettered), stand sizes, areas reserved for common use, etc.
- h. Topographic maps of all and to be developed, with a two (2) foot contour interval, or where deemed appropriate by the Planning Commission, a one (1) foot contour interval.
- i. Minimum stand set-back lines.
- j. Numerical scale, graphic scale, north arrow, date.
- k. All elevations shall be based on sea level datum as determined from geodetic control monuments or U.S. Geological Survey 7 1/2 min. quad sheets.
- l. Delineation of all areas of the proposed development which lie within established Federal Emergency Management Agency (FEMA) flood plains and/or State jurisdiction wetlands.
- m. Soil characteristics. Where the proposed development is not to be served by a public or community sewerage system, information on soil types and capabilities, frequency and evaluation of seasonal high groundwater tables, and occurrence of rock and other impervious strata shall be provided by the developer.*

* A high intensity soil survey will generally be required to provide this data, although in some cases, and at the option of the County Health Department, a medium intensity survey may be adequate for some area of the County.

This information should be superimposed on a copy of the plat showing contour lines and other natural features of the site.

- n. Location of all water supplies on or off the development which will bear upon the location of the on-site sewage management systems.
- o. Generalized plans for storm water management, including the proposed location of drainage ways, basins, and other improvements.
- p. Plans for control of erosion and sedimentation.
- q. Draft of proposed restrictive lease agreements or covenants, if any, to be imposed, and designation of areas subject to special restrictions.

Section 3.5-4 REVIEW BY THE COUNTY HEALTH DEPARTMENT.

- a. If the proposed manufactured home rental community will make use of individual wells and/or waste water treatment systems, the Grady County Department of Public Health shall review the proposed development for conformance with the requirements of Chapter 290-5-26 and Rule III Addendum. If, in its judgment, the development will meet the applicable requirements of these regulations, then the following shall be inscribed on 1) a copy of the preliminary plat showing information pertaining to soil characteristics, and 2) an original signed preliminary plat:

GRADY COUNTY DEPARTMENT OF PUBLIC HEALTH

Based on soils and associated information provided by the developer and an on-site inspection, this proposed manufactured home community has been approved as to its general suitability for the installation of water wells and/or sewage disposal systems, with any exceptions as noted. Final approval for individual installations can be given only if systems are built according to this Department's Regulations. This Preliminary Plat was given approval by the Grady County Department of Public Health on this _____ day of _____, 19____.

Grady County Environmental
Health Specialist

- b. If the developer proposes to employ a central water and/or wastewater treatment system to serve the proposed development, the Health Department shall note on the plat that approval from the Department of Natural Resources (DNR) is required for final plat approval.

Section 3.5-5 CERTIFICATE OF PRELIMINARY PLAT APPROVAL. At such time as the preliminary plat may be approved by the Planning Commission, the following Certificate of Approval shall be inscribed on the plat, provided that it has received certification by the County Health Department, to indicate such approval by this body:

Pursuant to the Manufactured Home and Travel Trailer Regulations of Grady County, Georgia, all the requirements for approval having been fulfilled, this Preliminary Plat was given approval by the Grady County Planning Commission on this _____ day of _____, 19____.

This Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and become null and void on _____, 19____, one (1) year from the above date of approval.

Date

Chairman, Planning Commission

Section 3.5-6 CONSTRUCTION OF THE MANUFACTURED HOME RENTAL COMMUNITY. Construction of the development may commence only after approval of the preliminary plat by the Grady County Planning Commission. The developer shall arrange periodic inspections of the project by the appropriate county departments during the course of construction. If, within one (1) year from the date of approval of the preliminary plat by the Planning Commission, no substantive development has taken place, the approval will then be null and void. Substantive development may be evidenced by (1) actual construction of utilities and/or infrastructure (2) a demonstration of reliance and change of position as evidenced by the securing of a construction loan, purchase of construction materials, or the execution of valid contracts to commence construction work on the site within one (1) year of approval by the Planning Commission.

Section 3.5-7 FINAL PLAT APPLICATION. The application shall contain:

- a. A letter of application and intent containing the name and address of a person to whom notice may be sent. The developer shall state that all required minimum improvements have been made and that the manufactured home rental community is available for occupancy.
- b. A complete list of deviations, if any, from that which appeared on the approved preliminary plat.
- c. A certified copy of all private covenants or lease restrictions, if any, pertaining to land within the development.
- d. A copy of the agreement between the developer and any other political jurisdiction, if any, regarding the arrangements for providing the necessary water and sewer facilities.
- e. An original reproducible on plastic or linen and ten (10) prints of the final plat.
- f. Design and calculations for the storm water drainage system, including elevations and capacities of pipes and holding basins. This plan shall be designed so as to meet all applicable State and Federal requirements.

- g. A plan showing the location of all water, sewer, gas, and electrical system improvements, including locations of service connections.
- h. If the proposed water/sewer system for the development requires the approval of the Georgia Department of Natural Resources, the approval shall be obtained prior to making application for approval of the final plat. The approval shall be in writing to the County Commission.

Section 3.5-8 FINAL PLAT REQUIREMENTS. This final plat shall show the following:

- a. Primary control points and benchmarks with necessary descriptions and locations of such control points, including all dimensions, angles, bearings and similar data necessary for proper locations.
- b. Tract boundary lines, right-of-way lines of adjacent public streets and internal private streets, easements, other internal, private rights-of-way and other reserved sites; with accurate dimensions, bearings or deflection angles, radii, and area and central angle of any curves. All private streets shall be clearly labeled as such.
- c. Names of internal, private streets.
- d. Location, dimensions and purpose of any easements.
- e. Number or letter to identify each manufactured home stand.
- f. Purpose for which sites, other than individual stands are dedicated or reserved.
- g. Minimum building set-back lines on all stands and other reserved sites.
- h. Location and description of monuments.
- i. Names of owners of adjoining land.
- j. Reference to recorded subdivision plats, if any, of adjoining platted land by recorded names, date, and number.
- k. Certification by registered surveyor or registered engineer to accuracy of survey and plat.
- l. Declaration of land ownership.
- m. Title, numerical scale, graphic scale, north arrow, total project acreage and date.

- n. A vicinity map, shown either as in insert or on a separate sheet and at a scale of not less than one inch equals two miles, showing the location of the proposed development.

Section 3.5-9 CERTIFICATES OF FINAL PLAT APPROVAL. At such time as the final plat may be approved by the Planning Commission and subsequently, by the Board of County Commissioners, the following Certificates of Approval shall be inscribed on the plat to indicate such approval by these bodies.

- a. Pursuant to the Manufactured Home and Travel Trailer Regulations of Grady County, all the requirements for approval having been fulfilled, this Final Plat was given approval by the Grady County Planning Commission on this _____ day of _____, 19____.

Date

Chairman, Planning Commission

- b. All requirements for approval having been fulfilled and approval having been made by the Grady County Planning Commission, this Final Plat was given approval by the Grady County Board of Commissioners this _____ day of _____, 19____.

Chairman, Grady County Board
of Commissioners

ARTICLE VI. DEVELOPMENT SIZE AND SPACE REQUIREMENTS

Manufactured home rental communities shall conform to the requirements set forth below:

Section 3.6-1 LENGTH OF RESIDENTIAL OCCUPANCY. No space within a manufactured home rental community, except as provided in Part a below, shall be rented for residential use of a manufactured home except for periods of thirty (30) days or more.

- a. In the event a manufactured home rental community fronts on a State or Federal Highway and the development owner desires to lease space for travel trailers or for short time occupancy of a manufactured home, the developer shall prepare and reserve an area improved for temporary use in an area separate and screened from view of spaces leased for permanent occupancy.

ARTICLE VII. DESIGN REQUIREMENTS

The design of a manufactured home rental community shall conform to the following requirements:

Section 3.7-1 SETBACK. The manufactured home rental community shall be designed so that manufactured homes and their accessory structures shall observe the following minimum distances from rights-of-ways and/or property lines.

Table 3.1
SETBACK PER STAND IN FEET

Front	Side	Rear
25'	10'	15'
(exterior boundaries)		30'

Section 3.7-2 MINIMUM STAND SIZE. The manufactured home rental community shall be designed in such a manner that each manufactured home stand will have a usable area not less than the requirements specified in Georgia DHR Table MT-2.

See Amendment
Section 3.7-3 ACCESS. All manufactured home rental communities shall provide a private, internal collector street system, with a minimum forty (40) foot right-of-way, connecting with a State or County maintained road. Each manufactured home (or travel trailer) site and its parking area shall have direct access to the internal street system of the development. No individual stand, however, shall have direct access to a State or County maintained roadway. *See Amendment*

Section 3.7-4 STREETS. All streets and drainage systems within a manufactured home rental community shall be privately owned, constructed and maintained:

- a. Manufactured home rental communities of less than ten (10) spaces shall have, at a minimum, unpaved streets constructed in such a manner as to provide a twenty (20) foot travel way. Unpaved streets shall be hard surfaced and crowned to facilitate drainage. Ditches on each side of streets shall be properly constructed to provide drainage of storm water for the development. Unpaved streets shall be maintained periodically by the park owner so as to provide all-weather access for park tenants.
- b. Manufactured home rental communities of ten (10) spaces or more shall have, at a minimum, paved streets constructed with a compacted sand-clay or soil cement base which extends one (1) foot on each side of the paved surface. Paved surfaces shall be a minimum of ten (10) feet for one-way streets and twenty (20) feet for two-way streets. Provisions for storm water run off shall be provided.

Section 3.7-5 PARKING. Each manufactured home stand shall be provided with a minimum of two (2) parking spaces. Parking on interior streets is prohibited unless additional ten feet is provided to minimum street widths cited in Sec. 3.7-4.

Section 3.7-6 ABANDONED VEHICLES. It shall be the responsibility of the park owner to remove all abandoned vehicles from manufactured home rental community premises. Any vehicle left unattended for a period exceeding ninety (90) days shall be deemed abandoned.

Section 3.7-7 DENSITY. Density of manufactured homestands within a manufactured home rental community shall be governed by the provisions of Section 3.7-2.

Section 3.7-8 RECREATION. Manufactured home rental community owners are encouraged to devote a minimum of five percent (5%) of the gross site area to recreational facilities for community residents.

Section 3.7-9 SKIRTING. Each manufactured home shall be provided with approved skirting as required by the Grady County Building Code.

ARTICLE VIII. REQUIRED IMPROVEMENTS

Manufactured home rental communities constructed or reconstructed shall be provided with the following minimum improvements:

Section 3.8-1 SEWERAGE. The manufactured home rental community shall be provided with a sewerage collection system designed to comply with the requirements of the Grady County Health Department for individual systems or the Department of Natural Resources (DNR) standards for community systems so that each manufactured home stand structure can be serviced.

Section 3.8-2 WATER. An approved potable water supply meeting all DHR and/or DNR as well as Grady County Health Department requirements shall be provided by the development operator.

Section 3.8-3 EASEMENTS. Publicly dedicated easements of property size for their intended purpose shall be provided within the development if service to individual manufactured home stands and accessory structure uses is to be provided by a public utility system.

Section 3.8-4 UTILITY PLACEMENT. All water, sewer or gas lines shall be buried a minimum of twelve (12) inches below the finished ground surface of the development and shall be provided with an adequate valve system to allow the cutoff of utility service to a manufactured home stand at the manufactured home stand and at the entrance of the utility system into the

development. If overhead lines are provided within the development such lines shall be a minimum of fifteen (15) feet above the grade of the interior streets and so placed that no wires extend over the manufactured home stand.

Section 3.8-5 STREET NAME AND TRAFFIC CONTROL SIGNS. Each internal street within the development shall be identified by the installation of a permanent street sign. Traffic control signs (stop, yield, speed limit, etc.) shall be placed throughout the development where necessary. All street name and traffic control signs shall be installed and the cost thereof paid by the developer prior to final plat approval. All spaces shall be numbered with 2 inch letters visible from the roadside.

Section 3.8-6 LIGHTING. All recreation areas, community entrances, community streets and pedestrian easements shall be illuminated to at least 0.3 candles by property shielded lighting fixtures.

Section 3.8-7 MAIL FACILITIES. It shall be the responsibility of the developer to provide an approved mail delivery box for each manufactured home stand. For any development with a density of 4 units per acre or greater, a cluster mail box, of a design approved by the United States Postal Service, shall be provided at a central location to serve the residents of the community. The developer is encouraged to consult with a local postal authorities as to the best type of box to be used and where it may be located to best serve the proposed community.

Section 3.8-8 GARBAGE AND REFUSE. It shall be the responsibility of the developer to provide adequate garbage and refuse containers, maintained in a rodent and vermin proof condition, easily accessible to or within each manufactured home stand and in sufficient number and placement to service all manufactured home stands in the development. The adequacy and location of containers shall be determined by the Code Enforcement Officer, based on county policy as may be established from time to time by the Board of Commissioners.

ARTICLE IX. MANUFACTURED HOME STAND IMPROVEMENTS

Each manufactured home stand shall be provided with the following minimum requirements:

Section 3.9-1 INTERIOR STREET ACCESS. Each stand shall be provided with access frontage of at least thirty (30) feet.

Section 3.9-2 ELECTRIC POWER SUPPLY. Each stand shall be provided with an adequate, properly grounded, water-proofed electrical receptacle (Manufactured Home Panel) that complies with the requirements of the Grady County Code Office and the electric power supplier (Grady EMC, Georgia Power Company).

Section 3.9-3 SEWERAGE DISPOSAL. Each stand shall be provided with the means of disposing of kitchen, bath and putrescible waste directly into an installed septic tank system or an approved community sewerage collection system.

ARTICLE X. MANUFACTURED HOME SUBDIVISIONS

Subdivisions designed for manufactured home occupancy shall be plated and developed under the procedure established and required under the Subdivision Regulations of Grady County, Georgia.

ARTICLE XI. ENFORCEMENT

The provisions of these regulations shall be enforced by the official so designated by the governing authority. He shall have the right to enter any manufactured home development area at any reasonable time for the purpose of making inspections of manufactured homes, accessory structures and development facilities necessary to carry out his duties in the enforcement of these regulations.

ORDINANCE

AN ORDINANCE TO AMEND THAT ORDINANCE CALLED "MOBILE HOME ORDINANCE" OF GRADY COUNTY, GEORGIA, BY AMENDING ARTICLE I ENTITLED "GENERAL PROVISIONS" SO AS TO CHANGE THE DEFINITION OF MANUFACTURED HOME RENTAL COMMUNITIES; TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Grady County Board of Commissioners, and it is hereby ordained by the authority of same, that the ordinance "Mobile Home Ordinance" of Grady County is amended as follows:

Section 1. Section 3.1-4 entitled "Definitions" of Article I entitled "General Provisions" is amended by deleting subsection I in its entirety and inserting a new subsection I as follows:

I. Manufactured Home Rental Communities (Formerly known, variously, as "mobile home parks", "trailer parks" or "trailer courts"). A business operation which leases or rents more than two spaces for permanent occupancy for manufactured homes and, under some conditions,

Section 2. All ordinances and parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

Section 3. Be it further ordained that this ordinance will take effect upon its final passage.

OFFERED, READ, ADOPTED AND APPROVED in open in open meeting this 16th day of March, 1993, all members of the Grady County Board of Commissioners being present and voting for its passage.

GRADY COUNTY BOARD OF COMMISSIONERS


Chairman Jack C. Drew


Vice-Chairman Howard L. Copeland


Member John C. Harrell


Member Michael D. Best Jr.


Member Ronnie E. Johnson

s e a l

ATTEST:



Section 3.7-3 ACCESS.; provided however, that individual stands in manufactured home rental communities of less than ten (10) spaces may have direct access to unpaved county maintained roads if the following conditions are met:

- a) Each driveway accessing a public road shall be a minimum of 250 feet apart measured from centerline to centerline of driveway.
- b) Each manufactured home shall be setback from the public road a minimum of 50 feet.
- c) A planted screening buffer 15 feet wide adjacent to the public road shall be provided as specified by the planning commission.

(Approved By Board OF Commissioners
6-7-94 Per minutes)