



Manufactured/Modular Home Application

Fee \$25

Applicant Name: _____

Applicant Address: _____

Property Address where manufactured/modular home will be located: _____

Property Owner if different than Applicant: _____

Modular Home _____ Manufactured Home _____

Property Zoning: _____ (must be located in RM-8, RM-16, or R-8 districts)

Replacement: ___ YES ___ NO Vacant Property ___ YES ___ NO

Width of Unit: _____	Length of Unit: _____
Roof Pitch : _____	Eaves : ___ YES ___ NO
Exterior Materials: _____ _____	Skirting Materials: _____ _____
Front Porch : ___ YES ___ NO Size : _____	Number of Landings (excludes porch): _____ Size of each landing: _____

Surrounding Property Addresses and Uses:

Address	Use (modular home, single family home, vacant land, etc)

No Certificate of Occupancy shall be issued for any manufactured/modular home originally brought into the City of Pickens or relocated within the City subsequent to the adoption of this ordinance unless a Certificate of Zoning Compliance shall have been issued by the Zoning Administrator, to certify that the manufactured home is in full compliance with this ordinance.

All new manufactured homes and modular homes will need to be approved by staff (zoning administrator or city administration) prior to construction and must meet all the requirements that are attached. Staff has fifteen (15) days from the date of receiving the application to make a decision. If an applicant is denied, the applicant has the right to appeal to the Board of Zoning Appeals.

PLEASE ATTACH A BROCHURE, PICTURE, OR DESIGN SKETCH OF THE PROPOSED UNIT FOR THE BOARD TO REVIEW PRIOR TO THE MEETING. THE APPLICATION IS NOT COMPLETE WITHOUT PICTURE, BROCHURE, OR DESIGN SKETCH OF THE UNIT.

Definitions

The term “mobile home” is generally used to refer to factory-built homes built prior to 1976 (no mandatory building code for MH prior to then).

A “manufactured home” is a home built to the federal Manufactured Home Construction and Safety Standards Act—also called the “HUD” code. The HUD code is a mandatory federal building code for MH, whereas site-built and modular homes are built to a code adopted by the state. All manufactured homes bear a small red metal tag called the HUD tag that identifies it as being built to the HUD code.

A “modular home” is a residential structure built to the latest edition of the International Residential Code as adopted by the South Carolina Building Codes Council. The construction standards are exactly the same for site-built homes as they are for modular. Modular homes in SC bear a modular label issued by the SC Building Codes Council. Under state law, modular homes are to be treated exactly the same as a site-built structure.

Manufactured/Modular Home Standards

817 Manufactured Home Standards

No Certificate of Occupancy shall be issued for any manufactured home originally brought into the City of Pickens or relocated within the City subsequent to the adoption of this ordinance unless a Certificate of Zoning Compliance shall have been issued by the Zoning Administrator, to certify that the manufactured home is in full compliance with this ordinance.

All manufactured homes brought into the city of Pickens or relocated within the city subsequent to the adoption of this ordinance shall be required to be in compliance with each of the following requirements:

All manufactured homes area subject to this ordinance shall meet or exceed the most current construction standards promulgated by the U.S. Department of Housing and Urban Development, as well as the South Carolina Manufactured Housing Board, including:

- 1) Has a gable roof having a pitch with a minimum vertical rise of four and one-half (4.5) feet for each twelve (12) feet of horizontal run;
- 2) Has a roof finished with shingles and with a fire rating of Class C or better and that is commonly uses in standards residential construction
- 3) Has a minimum width of twenty four (24) feet and minimum length of forty feet (40);
- 4) Has a roof structure that provides an eave projection of no less than twelve (12) inches which may include a gutter.
- 5) Has exterior siding, comparable in compositions, appearance and durability to the exterior siding commonly uses in standard residential constructions, consisting of one or more of the following:

- a. Vinyl siding whose reflectivity does not exceed that of flat white paint;
 - b. Cedar or other wood siding;
 - c. Wood grain
 - d. Stucco siding; or
 - e. Brick or stone siding.
- 6) Skirting must be installed and maintains so that it enclosed the area under the manufactures multi section homes and modular porches, decks, or other addition to ground level. The foundation skirting or curtain wall may be of brick, masonry, or stone materials designed for permanent outdoor installation.
- 7) A permanent landing and steps with handrails are required for each outside doorway excluding the front door. The structure must include steps which lead to ground level. The landing, handrails, and steps must meet the following requirements:
- a. A minimum 4 X 4 landing shall be required outside each exit door
 - b. The landing shall not be more then 8.5 inches below the threshold
 - c. Steps shall be 8 ¼ inches maximum in height. Treads shall be a minimum of nine inches wide.
 - d. All wood components in contact with the ground must be treated and approved for ground contact.
 - e. If steps are 30 inches or greater in height, permanent handrails are to be installed.
- 8) A front porch shall be erected and be at least 8'X10'.
- 9) Units shall be placed on permanent foundation supports of concrete or other suitable material adequate for the load
- 10) Mobile features shall be removed.
- 11) If the proposed unit will be replacing another dwelling unit (mobile home, Manufactures home, stick built) or be built within an existing neighborhood, the home must be constructed to blend in with the street and/or neighborhood. It should have the aesthetic qualities of other dwelling units in the area.
- 12) Decorated windows, bay windows, columns, and fancier exterior trim are encouraged.
- 13) Each manufactured home shall be anchored according to the HUD regulations of the National Manufactured Housing Construction and Safety Standards Act or the Manufacturer's Installation Manual.

Date Fee Paid:	BZA Meeting Date:
Approved:	Denied

Examples of What is NOT allowed



NOT ALLOWED







Examples of Manufactured Units that are ALLOWED



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Examples of Manufactured Units that are ALLOWED



Examples of Modular Home that are Acceptable

