**Manufactured Homes** This document was created to answer some of the most frequently asked questions regarding this topic above

**Section 832.**

**Mobile home;** a moveable dwelling unit, equipped with wheels skids o rollers, which may be mounted on a stationary foundation which is used or designed to be used for permanent living or sleeping,

**Manufactured home;** a structure transported in one or more sections, then erected on site. Designed to be used with or without a permanent foundation.

In districts where permitted, manufactured homes (except for those located within mobile home parks existing on the effective date of this ordinance) shall be subject to the following:

1. **Foundation.** The building shall be attached to a permanent foundation constructed in accordance with the Building Code or state and federal regulations, as applicable.
2. **Installation regulations.** The manufactured home shall be installed in accordance with the installation instructions from the manufacturer, as appropriate.
3. **Hauling mechanisms removed**. The transportation mechanisms, including wheels, axles, and hitch, must be removed prior to occupancy
4. **Tie-Downs**. Each manufactured home shall have tie-downs or other devices securing the stability of the manufactured home and shall be installed in accordance with the requirements of the manufacturer and the regulations of the Georgia Safety Fire Commissioner.
5. **Skirting.** The area beneath the ground floor of the dwelling shall be either a slab foundation or enclosed around the exterior of the building with a foundation wall or non-load-bearing wall constructed of masonry (stone or brick), cast in place concrete, or concrete block finished with stucco or similar architectural treatment, penetrated by openings only for ventilation and access.
6. **Width.** The manufactured home shall consist of two fully enclosed parallel sections and a total width of at least twenty (20) feet.
7. **Exterior finish.** The exterior siding of the manufactured home shall consist of wood, hardboard, stucco, or vinyl siding material.
8. **Roof pitch and materials**. The manufactured home shall have a pitched roof with a slope of at least two (2) feet in height for each twelve (12) feet in width. Roof materials shall be wood shake, tile, asphalt shingle, standing seam/coated metal, or similar material.
9. **Covered porch or deck.** A covered porch, deck, or entry area at least six (6) feet by six (6) feet shall be added for each entrance to the manufactured home prior to occupancy.

**Section 1209. Residential Architectural Building Requirements.**

When a **new single-family or two-family dwelling is constructed, at least twenty-five percent (25%) of the front façade of each dwelling shall be brick masonry, stone masonry, or split-face block masonry.** All other exterior wall materials of such new dwellings shall consist of brick masonry, stone masonry, or split-face block masonry, or wood clapboards or weather boarding, and appropriate architectural accents. Standing-seam or corrugated metal walls shall not be permitted. Roof materials shall be asphalt composition, wood shake, tile, or standing seam metal.

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| Use | A-1 | R-1 | R-1A | R-1B | R-2 | TND |
| 1. Manufactured home, subject to the requirements | X | X | X | P | P | X |
| 1. Mobile or manufactured home, within an existing mobile home park | X | X | X | X | P | X |
| 1. Model home for single-family subdivision (temporary) | P | P | P | P | P | P |
| 1. Modular home (single-family, detached) | P | P | P | P | P | P |

\*\* Please be advised that this document contains very minimal and basic information. This should only serve as a guide containing helpful information. This document does not contain all necessary requirements for your specific project \*\*