

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON) ORDINANCE 2019-09
TOWN OF SOUTH CONGAREE)

AN ORDINANCE AMENDING THE SOUTH CONGAREE CODE OF ORDINANCES CHAPTER 152, MOBILE HOME PARKS; SO AS TO UPDATE THE MOBILE HOME PARKS ORDINANCE AND TO INCLUDE DEFINITION TO INDIVIDUAL MOBILE HOMES AND: AND TO PROVIDE FOR ENFORCEMENT AND PENALTIES

WHEREAS, the Mayor and Town Council is authorized to establish land use ordinances for the general purposes of guiding development in accordance with existing and future needs and promoting public health, safety, morals, convenience, order, appearance, prosperity and general welfare and;

NOW THEREFORE, BE IT ORDERED by the town of South Congaree, South Carolina, in Council duly assembled and by the authority thereof, that:

CHAPTER 152:
MOBILE HOMES AND MOBILE HOME PARK

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GENERAL PROVISIONS

§ 152.000 PURPOSE.

- A. In order to ensure the quality of lifestyle for the occupants of mobile home parks and the residents of the Town of South Congaree, this chapter is adopted by the Town Council duly assembled.
- B. Provisions are made in regard to the health and welfare and shall be enforced within the corporate limits of South Congaree.
- C. If any of the provisions of this chapter are inconsistent with the provisions of any other law presently existing or enacted in the future, the more restrictive requirement shall apply.
- D. If any other provision of any other chapter of these ordinances is clearly in conflict with this chapter, this chapter shall apply.

§ 152.001 JURISDICTION.

The regulations set forth herein shall apply to any property located within the jurisdiction of this Ordinance that is now a Mobile Home Park.

§ 152.002 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

- A. **ACCESSORY STRUCTURE.** A detached subordinate building or structure located on the same site as the mobile home which it serves.
- B. **CUL-DE-SAC.** A driveway having one (1) end open to traffic and the other end terminated by a vehicular turn-around; a dead-end driveway.
- C. **DRIVEWAY.** A road giving access to one (1) mobile home from the roadway.
- D. **HEALTH OFFICIAL.** An official of the Town of South Congaree, County Board of Health or the South Carolina State Board of Health. Aids the building official in the administration of this chapter and may also be referred to as the health authority.
- E. **MOBILE HOME** Also defined as manufactured homes, are transportable dwellings intended for permanent residential occupancy that are built entirely in a factory under federal construction and safety standards administered by the U.S. Department of Housing and Urban Development (HUD). They maybe single- or multi-section and are transported to the site and installed. This activity shall not include modular residential construction, as defined within the South Carolina Modular Buildings Construction Act. Modular residential construction shall be included in the Residential Detached or Residential Attached activity types, as appropriate

F. **MOBILE HOME LOT.** That portion of a mobile home park that is reserved for occupancy by a single mobile home unit and its accessory building or structures and uses.

G. **MOBILE HOME PARK.**

1. A set acreage, not less than ten acres designed and constructed to accommodate mobile homes with at least one of the following descriptions:
 - a. Three or more mobile homes or mobile home spaces, that are located within 1,000 feet of one another and operate in any coordinated manner, and/or
 - b. Three or more mobile homes located on a single parcel, or multiple parcels in the same or different ownership. *See 158.036 and/or*
 - c. Two or more mobile homes or spaces share a common water and/or sewer system that is not municipal provided (ex. private well or septic.)
 - d. Three mobile homes shall not be considered a mobile home park if one of the three mobile homes are occupied by the property owner for a minimum of 2 years and is their legal residence and two mobile homes are not rented to others.

(For specifications or requirements on these parks, see Chapter 152, Mobile Home Park Chapter of the South Congaree Town Code.)

2. The park may be located on a single parcel, or multiple parcels in the same or different ownership. For the purpose of this Ordinance, three mobile homes shall not be considered a mobile home park if one of the three mobile homes are occupied by the property owner and is their legal residence.
 - a. A mobile home may be allowed by the Zoning Official without creating a mobile home park, provided the mobile home is to be the primary residence for an immediate family member with special needs (i.e., disabled, handicapped, elderly, ill, or other special/dire circumstances) and other requirements of this Ordinance are met. Immediate family members may include grandparents, parents, spouses, siblings, children, grandchildren, and/or legal guardians. At such time the additional mobile home is no longer utilized to house an immediate family member with special needs, the mobile home must be removed from the site within 60 days.
 - b. The minimum size of an individual mobile home space in this type of development is 20,000 square feet.
 - c. A mobile home on a parcel(s) shall be counted toward the maximum number allowed even if the mobile home is unoccupied or not currently connected to electricity.
 - d. The sub dividing of a parcel(s) in order to circumvent this Ordinance is not allowed by this definition.

- e. Separating the ownership of mobile homes or mobile home spaces into two or more legal entities for the purpose of avoiding being defined as a mobile home park is not allowed.
- f. The number of mobile homes within a 1,000 feet radius, whether located on the same parcel or different parcels, as defined in the mobile home park definition.
- g. **NOTE:** The following shall be used in determining compliance with the definition above of a Mobile Home Park:
- H. **PARCEL.** A stretch of land under single ownership, either by an individual, or group of individuals or a corporation, including the words lot, tract, plot, site or other division of land regardless of how it is described or its use or intended use.
- I. **PHASE.** The term used for a total of ten (10) lots and improvement thereof or the remaining balance of available spaces.
- J. **PLANNING COMMISSION.** The South Congaree Planning Commission.
- K. **PROPERTY LINE.** The plotted boundary of a mobile home park.
- L. **ROADWAY.** A minor private access used by vehicles and mobile home parks with 50 feet of right-of-way with a minimum of 25 feet of pavement.
- M. **SERVICE BUILDING.** A structure housing toilet and bathing facilities, maintenance equipment or other facilities, as may be allowed by this chapter.
- N. **SHALL** or **MAY.** The word **SHALL** is mandatory, and the word **MAY** is discretionary.
- O. **SKIRTING.**
 - 1. That material which encloses the perimeter of the bottom perimeter of the mobile home which conceals from sight the wheels, blocks, and open area under the mobile home.
 - 2. It is added exterior improvement to the home that provides protection from the weather, conserves energy, protects plumbing from the cold, adds insulation and promotes fire safety.
(S.C. Fire Code, 1985, § 502.1.3.2)
- P. **STAFF.** The administrative staff that manages the town hall under the Town Council's authority and policies.
- Q. **TANDEM PARKING.** Any parking facility which when fully occupied denies one (1) or more vehicles free access to a driveway or street.
- R. **TOWN.** The Town of South Congaree.
- S. **UTILITIES.** Includes gas, electricity, water, sanitary sewer, telephone and the like.
- T. **ZONING OFFICIAL.** The Town of South Congaree official charged with responsibility of this chapter.

(1985 Code, Ch. 6, Part B)

ADMINISTRATION

§ 152.015 APPLICABILITY.

In order to construct, alter or expand a mobile home park, a developer must secure the appropriate approval for the site plan and construction drawing from the Planning Commission. An application form and a \$100 fee shall accompany the site plans. The plans must comply with the provisions of § 152.016. The construction drawing must be approved

before a building permit can be issued. These approved plans must be implemented and completed within a two (2) year time period after certification from the Planning Commission.

(1985 Code, § 6-1) Penalty, see § 152.999

§ 152.016 PROCEDURES FOR MOBILE HOME PARK APPROVAL.

A site and construction plan shall be submitted to the town's staff which shall consist of:

- A. A plat of the property drawn to scale no smaller than one (1) inch equals 50 feet. The scale is to be represented in both a numerical ratio and a graphic bar;
- B. The location of the parcel of land with respect to adjacent roads or streets;
- C. The scaled location of all existing and/or proposed mobile home spaces (the leasable areas provided to individual tenants or owners), individually labeled with their square footage and identification numbers. The scaled locations of all existing and/or proposed buildings;
- D. The scaled view of proposed screening identifying the material to be used mobile homes, spaces, or buildings must not encroach upon prescribed setback or buffers;
- E. The scaled typical elevation view of proposed site;
- F. The scaled location and dimensions of off-street parking and loading spaces and the means of ingress and egress to and from these spaces;
- G. The scaled location of all proposed utilities, sewer, and storm drainage facilities;
- H. Other information as the Planning Commission may deem necessary because of the physical characteristics peculiar to the particular development; and
- I. The developer shall submit six (6) copies of the construction drawings along with the necessary supporting data to the administrative staff of the town's staff.

(1985 Code, § 6-2) Penalty, see § 152.999

§ 152.017 COPIES OF SITE AND CONSTRUCTION PLAN TO BE APPROVED BY OTHER AGENCIES.

Copies of the site and construction plan shall be reviewed by the authorities listed below for their approval.

- A. State Department of Health and Environmental Control;
- B. Lexington County (Building Permit) Planning and Development;
- C. County Engineer (Grading and Soil Conservation);
- D. Zoning Official;
- E. South Congaree Planning Commission;
- F. Central Midlands Regional Planning Council;
- G. Application must be made to Zoning Board of Adjustment for special exception; and
- H. Application for zoning map amendment for correct zone must be made.

(1985 Code, § 6-3) Penalty, see § 152.999

§ 152.018 PLANNING COMMISSION ACTION.

- A. Upon receipt of the reports from the above agencies, the Planning Commission shall approve, disapprove, or approve with modifications, the construction drawings within 60 days after receipt of recommendation of the agencies listed in § 152.017.

- B. After review and approval for zoning map amendment the Planning Commission may request an advertised public hearing for map amendment to be held by the Town Council. Town Council, after the hearing, may approve the zoning map amendment allowing medium to high density.

(1985 Code, § 6-4)

§ 152.019 PLANNING COMMISSION NOT TO OVERRIDE REQUIREMENTS OF OTHER AGENCIES.

The Planning Commission shall not act to override the requirements of other agencies. The Commission may seek to bring agreement in cases of conflict between the various reviewing agencies and the developer.

(1985 Code, § 6-7)

§ 152.020 ISSUANCE OF PERMITS BY THE COUNTY/STATE.

In order to obtain a building permit, the developer shall submit one (1) copy of the approved construction on plan including all necessary endorsements to the building official. Issuance of a building permit and septic tank permit will allow the developer to start construction.

(1985 Code, § 6-8) Penalty, see § 152.999

§ 152.021 FINAL INSPECTION.

Final inspection of the mobile home park for conformance with the approved plan shall be conducted by the Zoning Official prior to issuing a license permit.

(1985 Code, § 6-9)

OPERATING A MOBILE HOME PARK LICENSE PERMIT

§ 152.035 LICENSE PERMITS.

It shall be unlawful for a person to maintain or operate any mobile home park within the Town of South Congaree unless he or she holds a valid license permit issued annually by the Town Clerk in the name of that person for the specific mobile home park. No permit shall be transferable from one (1) person to another person. Every person holding a license permit shall give notice in writing to the town within 24 hours after having sold, transferred, given away, or otherwise disposed of interest in or control of any mobile home park. The notice shall include that name and address of the person succeeding to the ownership or control of the mobile home park.

(1985 Code, § 6-16) Penalty, see § 152.999

§ 152.036 APPLICATION FOR LICENSE.

- A. Application for license permit shall be made to the Town Clerk.
- B. License permit shall conform to the Business License Chapter adopted by the Town of South Congaree. The license fee will not be prorated for mobile home parks and shall be renewed annually in July.

- C. A certificate of approval is to be accompanied by the original application and inspection, that at least Phase One (1) has been completed, before a permit is issued.

(1985 Code, § 6-17) Penalty, see § 152.999

§ 152.037 ISSUANCE OF LICENSE.

License permit will not be issued each year until the annual May inspection has been done by the building official and these reports have been received by the Town Clerk.

- A. Skirting inspections shall be done periodically by the building official.

(1985 Code, § 6-18) Penalty, see § 152.999

§ 152.038 SPECIAL EXCEPTION REVIEW

A request for a permit for a mobile home park will require special exception approval from the Board of Zoning Appeals. The basis for such approval is a demonstration by the applicant that the owner/operator can operate the mobile home park in a manner that addresses the unique conditions that are created by rental habitation. It will be the responsibility of the applicant to make evident to the Board that the following criteria can be met:

- A. As demonstration that the day-to-day operations of the mobile home park addresses the unique conditions of a rental community, the applicant must demonstrate the ability to effectively manage the park;
- B. As demonstration that the mobile home park community will be harmonious with the surrounding properties, the appropriate Buffering Restrictions, General Requirements and Performance Standards will be provided, if applicable; and
- C. As assistance to the traveling public and public safety response agencies, adequate identification of the mobile home park will be provided. For E911 purposes, the name and addressing of the Mobile Home

§ 152.039 PARK SHALL BE APPROVED BY THE TOWN OF SOUTH CONGAREE PLANNING.

For the Board to rule on a mobile home park special exception request based on these criteria, the following information must be submitted for consideration with the application:

- A. One way to demonstrate the ability to manage the park is to submit a management plan. Such a plan could address such things as group gatherings, parking, care and control of household animals, traffic controls, disposal of household and other waste, grounds keeping, and mobile home maintenance;
- B. A detailed site plan showing the buffering restrictions, parking, driveways, spacing and density shall be required, drawn in accordance with provisions published by the Board of Zoning Appeals; and
- C. A plan for mobile home park identification signage and identification of the individual mobile homes in accordance with the Addressing and Road Naming Ordinance will be required.

§ 152.040 ZONING PERMIT

It shall be the sole responsibility of a Mobile Home Park owner to establish and operate a Mobile Home Park in accordance with the regulations as set forth in this Article. The zoning permit shall be issued on the basis of compliance with both these regulations and the regulations that are contained within South Carolina DHEC Regulations, and is considered a "permit to operate" by Town of South Congaree,

§ 152.041 SITE PLAN

All existing mobile home parks should have an appropriately prepared site plan that includes, but is not limited to, spaces, driveways, space numbers and/or addresses, parking and spacing between homes and boundaries of the park to assist in the issuance of permits and to aid park owners in achieving future compliance with Ordnances 152.

§ 152.042 ADHERENCE TO EXISTING REGULATIONS AND GUIDELINES

All new or expanding Mobile Home Parks must adhere to any applicable Federal, State, or County regulations or guidelines, including but not limited to SCDHEC Regulations, the Addressing and Road Naming Ordinances, the International Building Code, and the Assessor's Mobile Home Registration process.

§ 152.043 BUFFERING RESTRICTIONS

Each Mobile Home Park shall adhere to the buffering restrictions covering height regulations, buffers, setbacks, and screening as outlined in Ordnances Screening & Buffering Ordinance.

INSPECTION OF MOBILE HOME PARKS

§ 152.050 INSPECTIONS.

- A. The health authority/Zoning Official is hereby authorized to make inspection to determine the condition of mobile home parks located within the Town of South Congaree in order that he or she may perform his or her duty of safeguarding the health and safety of the occupants of mobile home parks and of the general public.
- B. The health authority/Zoning Official shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of these regulations.
- C. It shall be the duty of every occupant in a mobile home park to give the owner thereof or his or her agent or employee access to any part of the mobile home park lot or premises at reasonable times for the purpose of making the repairs as are necessary to effect compliance with these regulations, or with any lawful order issued pursuant to the provision of these regulations.

(1985 Code, § 6-26) Penalty, see § 152.999

§ 152.051 DENIAL OF PERMIT.

Any person whose application for a permit under these regulations has been denied may request and shall be granted a hearing on the matter before the Town Council under the procedure provided by §§ 152.065 through 152.071 of these regulations.

(1985 Code, § 6-27)

§ 152.052 PROCEDURE WHEN VIOLATIONS ARE FOUND.

Whenever, upon inspection of any mobile home park, the health authority/Zoning Official finds that conditions or practices exist which are in violation of any provision of these regulations, the health authority/Zoning Official shall give notice in writing in accordance with §§ 152.065 through 152.071 to owner or agent that unless the conditions or practices are corrected within a reasonable period time, specified in the notice, that the permit will be suspended. At the end of the period, the health authority/Zoning Official shall reinspect the mobile home park and, if the conditions or practices have not been corrected, he or she shall suspend the permit and give notice in writing of the suspension to the owner or agent. Upon receipt of notice of suspension, the person shall cease operation of the mobile home park.

(1985 Code, § 6-28) Penalty, see § 152.999

§ 152.053 HEARING REQUEST.

Any person whose permit has been suspended, or who has received notice from the town that his or her permit will be suspended unless certain conditions or practices at the mobile home park are corrected, may request and shall be granted a hearing on the matter before the Town Council under the procedure provided by §§ 152.065 through 152.071 of these regulations, provided that when no petition for the hearing shall have been filed within ten (10) days following the day on which notice of suspension was served, the permit shall be deemed to have been automatically revoked at the expiration of the ten (10) day period.

(1985 Code, § 6-29) Penalty, see § 152.999

NOTICES, HEARINGS AND ORDERS

§ 152.065 NOTICE.

Whenever the town determines that there are reasonable grounds to believe that there has been a violation of any provision of these regulations, it shall give notice of the alleged violation to the owner or agent of the park, as hereinafter provided.

(1985 Code, § 6-41) Penalty, see § 152.999

§ 152.066 REQUIREMENTS OF NOTICE.

Notice shall:

- A. Be in writing;
- B. Include a statement of the reasons for its issuance;
- C. Allow a reasonable time for the performance of any act it requires;
- D. Be served upon the owner, or his or her agent, as the case may require, provided that the notice or order shall be deemed to have been properly served upon the owner or agent when a copy of the inspection report form or other notice has been delivered personally to the permit holder or person in charge, or the notice has been sent by registered mail to his or her last known address; or when he or she has been served with the notice by any other method authorized or required by the laws of this state; and

E. Contain an outline of remedial action, which if taken, will affect compliance with the provisions of these regulations.

(1985 Code, § 6-42)

§ 152.067 GRANTING OF HEARING.

Any person affected by any notice which has been issued in connection with the enforcement of any provision of these regulations may request and shall be granted a hearing on the matter before the Zoning Board of Adjustment; provided that the person shall file in the office of the Town Clerk a written petition requesting the hearing and setting forth a brief statement of the ground therefor. Upon receipt of the petition, the health authority/Zoning Official shall set a time and place for the hearing and shall give the petitioner written notice thereof. At the hearing, the petitioner shall be given an opportunity to be heard, and to show why the notice should be modified or withdrawn. The hearing shall be commenced not later than ten (10) days after the day on which the petition was filed, provided that upon application of the petitioner, the health authority/Zoning Official may postpone the date of the hearing for a reasonable time beyond the ten (10) day period when in his or her judgment the petitioner has submitted good and sufficient reasons for the postponement.

(1985 Code, § 6-43) Penalty, see § 152.999

§ 152.068 FINDINGS.

After the hearing, the Zoning Board of Adjustment shall make findings as to the compliance with the provisions of these regulations and shall issue an order in writing sustaining, modifying or withdrawing the notice which shall be served as provided in §§ 152.065 through 152.071. Upon failure to comply with any order sustaining or modifying a notice, the permit of the mobile home park affected by the order shall be revoked. Revoked permits may not be reissued but a new permit may be issued, if all requirements of these regulations are met.

(1985 Code, § 6-44) Penalty, see § 152.999

§ 152.069 PUBLIC RECORD.

The proceedings at the hearing, including the findings and decision of the Zoning Board of Adjustment, and together with a copy of every notice and order related thereto shall be entered as a matter of public record in the office of the health authority/Zoning Official.

(1985 Code, § 6-45)

§ 152.070 EMERGENCY.

Whenever the town finds that an emergency exists which requires immediate action to protect the public health, it may, without notice or hearing, issue an order citing the existence of an emergency and requiring that the action be taken as it may deem necessary to meet the emergency including the suspension of the permit. Notwithstanding any other provisions of these regulations, the order shall be effective immediately. Any person to whom the order is directed shall comply therewith immediately, but upon petition to the health authority/Zoning Official, shall be afforded a hearing as provided in § 152.067. The provisions of §§ 152.068 and 152.069 shall be applicable to the hearing and the order issued thereafter.

(1985 Code, § 6-46)

§ 152.071 REVOCATION.

A. When the license official determines that:

1. A license has been mistakenly or improperly issued or issued contrary to law;
2. A licensee has breached any condition upon which the license was issued or has failed to comply with the provision of this chapter;
3. A licensee has obtained a license through a fraud, misrepresentation, a false or misleading statement, evasion or suppression of a material fact in the license application;
4. A licensee has been convicted of an offense under a law or ordinance regulating business, a crime involving moral turpitude, or an unlawful sale of merchandise or prohibited goods; or
5. A licensee has engaged in an unlawful activity or nuisance related to the business;

the license official shall give written notice to the licensee or the person in control of the business within the municipality by personal service or certified mail that the license is suspended pending an appeal of revocation by the licensee, which must be submitted in writing to the license official within ten (10) days of the date of personal service or certified mailing. The notice of suspension shall contain a brief statement of the reasons for suspension and proposed revocation and a copy of the applicable provisions of this chapter. Should no appeal be filed, revocation will be effective on the eleventh day following the date of personal or certified mail notice of suspension and proposed revocation.

B. Provision to revoke license based on excessive use of municipal resources. Five or more law enforcement call outs in 12 months for:

1. Domestic Violence
2. Drugs
3. Code violations to same lot
4. Felony Warrants

C. When a permit to operate a mobile home, park has been revoked by the town, the park owner shall notify all occupants of the revocation and give notice that they must leave the park within 30 days after the hearing.

(1985 Code, § 6-47) Penalty, see § 152.999

PARK DESIGN STANDARDS

§ 152.083 DRIVEWAYS

All driveways which provide access to any activities within a Mobile Home Park shall adhere to the following guidelines:

- A. Driveways shall be a minimum of 18 feet in width, exclusive of parking.
- B. All driveways shall be constructed in the following manner:
 - 1. All unpaved driveways shall meet the minimum road design criteria as stated in the Private Road Policy adopted by Lexington County. If the unpaved driveway connects to a paved road, a paved apron 50 feet in length measured from the existing pavement and with the appropriate intersection radii width must be provided. A maximum of 25 mobile home spaces may access one unpaved driveway.
 - 2. Paved driveways shall meet all the applicable paved road design standards established by Lexington County, with the exception of roadway width.

§ 152.084 MOBILE HOME SPACES

A mobile home space is the leasable area provided to an individual tenant. In a Mobile Home Park each space shall have a minimum area of 20,000 square feet and shall also be a minimum average width of 75 feet. The mobile home space shall be exclusive of the prescribed buffer area, and all mobile home spaces shall be clearly delineated by fencing, vegetation, or other substantial means. The delineation of the spaces may be waived by the Board of Zoning Appeals if the park owner can demonstrate that maintenance and upkeep of the park will not suffer for lack of this measure. Even if the space delineation is waived, the prescribed buffer area must still be delineated to protect the required inactive character of that area.

§ 152.085 MINIMUM AREA.

The minimum area for a mobile home park shall be ten (10) acres used and set aside for the exclusive use of the park.

(1985 Code, § 6-51) Penalty, see § 152.999

§ 152.086 MAXIMUM NUMBER OF HOMES.

The maximum number of mobile homes per acre shall not exceed two (2) homes per gross acre, expressed as ratio of the total number of mobile homes proposed divided by the total acreage of the park.

(1985 Code, § 6-52) Penalty, see § 152.999

§ 152.087 PHASES.

After the submission of master construction and site plan approval can be given in phases (see § 152.002) with lots opened at owner/operator discretion after securing a town's license permit (issued only for the number of lots approved). Further approval of any other phase must be on the completion of the previous phase including roadway, lighting, utilities and the like.

(1985 Code, § 6-53) Penalty, see § 152.999

§ 152.088 SETBACK.

All mobile homes and all buildings or structures within a mobile home park shall have a minimum setback of 35 feet from the park's front property line and 15 feet from all rear and side property lines. The setback area must remain open except for permitted signs and planted strips and must not be used for parking or for refuse receptacles.

(1985 Code, § 6-54) Penalty, see § 152.999

§ 152.089 DRAINAGE.

A mobile home park or additions to mobile home parks shall be located on well-drained site.

(1985 Code, § 6-55) Penalty, see § 152.999

§ 152.090 SCREENING.

A mobile home park shall be effectively screened along the front property line or must have a buffer zone of 75 feet measured from the edge of the mobile home to the road right-of-way or property line. Screening shall be done by a planting of evergreen trees, or shrubs designed to be at least five (5) feet high and four (4) feet deep at maturity. In lieu of a planting street, a masonry wall or fence at least five (5) feet high and designed to provide equivalent protection and screening shall be provided at each road frontage at public thoroughfares. Property lines or roadway frontage must be screened or fenced.

(1985 Code, § 6-56) Penalty, see § 152.999

§ 152.091 SIGNAGE IN SETBACK AREA.

Mobile home park signs may be located within the setback area.

(1985 Code, § 6-57)

§ 152.092 SIZE OF SIGNAGE.

- A. Not more than one (1) identification sign per street frontage totaling not more than 30 square feet.
- B. Signs, imitating warning signals, utilizing flashing lights, or noise-making devices are prohibited.
- C. All Mobile Home Parks are required to install a Park sign with the following information on the sign:
 - 1. Park Name
 - 2. Park Phone Number
 - 3. Owner Name

(1985 Code, § 6-58) Penalty, see § 152.999

§ 152.093 LAND AREA FOR RECREATIONAL PURPOSES.

All new mobile home parks shall reserve and develop a minimum of one percent (1%) of its land area for recreational purposes.

Must remain clean and safe at all times

(1985 Code, § 6-59) Penalty, see § 152.999

§ 152.094 SIZE OF RECREATIONAL AREA.

No recreational area shall be less than 500 square feet in area.

(1985 Code, § 6-60) Penalty, see § 152.999

§ 152.095 EXPANSION OF EXISTING PARK.

In order to expand an existing park, a recreation area equal to one percent (1%) of the gross park area (existing plus proposed area) must be provided within the park boundary.

(1985 Code, § 6-61) Penalty, see § 152.999

§ 152.096 OTHER FACILITIES PERMITTED.

A park office, laundromat, maintenance buildings and recreation facilities are permitted in the mobile home park for the convenience of the park occupants.

Must always remain safe and well maintained.

(1985 Code, § 6-62)

§ 152.097 PARKING SPACES.

A minimum of two parking spaces, exclusive of the common Mobile Home Park driveway(s), shall be provided per mobile home space. Parking of recreational vehicles and craft must be exclusive of the minimum two parking spaces for the mobile home and may not encroach the driveway area for the Mobile Home Park.

(1985 Code, § 6-63) Penalty, see § 152.999

§ 152.098 TANDEM PARKING.

Tandem parking is prohibited.

(1985 Code, § 6-64) Penalty, see § 152.999

§ 152.099 PARKING SPACE REQUIREMENTS.

- A. Parking spaces will be properly marked, lighted and paved.
- B. Bumper blocks provided and indicated on park plan. Two (2) parking spaces per mobile home unit.

(1985 Code, § 6-65) Penalty, see § 152.999

§ 152.100 ROADWAYS AS PUBLIC STREETS.

Roadways are not to be dedicated as public streets.

(1985 Code, § 6-66) Penalty, see § 152.999

§ 152.101 ROADWAY REQUIREMENTS.

Roadways shall have a 50 feet right-of-way with a minimum of 25 feet of pavement.

(1985 Code, § 6-67) Penalty, see § 152.999

§ 152.102 ROADWAY MAINTENANCE.

All roadways shall be maintained by property owner or operator.

(1985 Code, § 6-68) Penalty, see § 152.999

§ 152.103 ROADWAY ACCESS.

No access roadway to a mobile home park shall be located closer than 150 feet to any public street intersection.

(1985 Code, § 6-69) Penalty, see § 152.999

§ 152.104 ENTRANCES AND EXITS.

- A. The number of entrances and/or exits shall not exceed the ratio of one (1) per 150 feet of park frontage.
- B. Parks with less than 150 feet frontage are only allowed one (1) combination ingress and egress road.

(1985 Code, § 6-70) Penalty, see § 152.999

§ 152.105 ROADWAY INTERSECTIONS REQUIREMENTS.

Roadway intersections within the mobile home park shall be at least 150 feet apart and no greater than 1,000 feet apart.

(1985 Code, § 6-71) Penalty, see § 152.999

§ 152.106 ROADWAY INTERSECTIONS LIGHTING.

- A. All roadway intersections shall be provided with a streetlight.
- B. This includes all ingress and egress in the park.

(1985 Code, § 6-72) Penalty, see § 152.999

§ 152.107 DEAD-END ROADWAYS.

- A. All dead-end roadways shall terminate in a cul-de-sac with a minimum turning radius of 40 feet, exclusive of parking.
- B. In lieu of a cul-de-sac, other methods to vehicular turn-around may be approved by the Planning Commission.

(1985 Code, § 6-73)

§ 152.108 SKIRTING.

- A. Skirting of mobile homes is required with 90 days of arrival at park with commercial skirting material by mobile homeowner. Any mobile home not skirted after 180 days will result in the business licensee being subject to penalties set forth in § 152.999. Extensions may be granted by the mobile home inspector or staff if proof of extenuating circumstances can be documented in writing that prevented the owner from under skirting the mobile home.
- B. For health, safety, energy conservation and aesthetic purposes, skirting and vented with an access door underneath all living areas is required within (60) days of foundation approval.
- C. Skirting shall be maintained in a good state of repair.
- D. Lattice, treated or untreated wood or vinyl is not an acceptable skirting material.

- E. Skirting must have an access door (Minimum 18" x 24") and must be properly vented. The minimum net ventilation openings shall not be less than 1 square foot for each 150 square feet of under floor space area. One vent shall be within 3 feet of each corner.
- F. All skirting must be the same pattern through-out the mobile home park. (1985 Code, § 6-74) Penalty, see § 152.999

§ 152.109 EXPANSION.

Expansions of existing mobile home parks are to meet the required ten (10) acres total for each park and location.

(1985 Code, § 6-75) Penalty, see § 152.999

§ 152.110 LOCATIONS.

Each location is considered a separate entity, and each must meet all the requirements by themselves.

(1985 Code, § 6-76) Penalty, see § 152.999

§ 152.111 TOWN RESPONSIBILITY.

The town will be responsible for a total of 24 feet of pipe for exit/entrance for access roadways.

(1985 Code, § 6-77)

§ 152.112 SECURITY LIGHTING.

Security lighting will be required for every intersection and every ten (10) mobile home lots.

(1985 Code, § 6-78) Penalty, see § 152.999

§ 152.113 MAILBOXES.

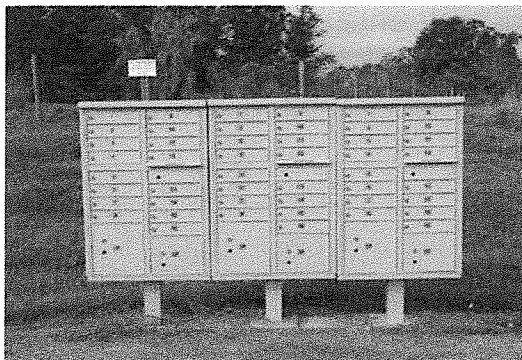
Mailboxes are to be:

USPS approved cluster mailboxes made of heavy-duty aluminum and stainless-steel construction with rugged weather and scratch resistance powder coat.

Installed and grouped and marked according to lot addresses inside the Mobile home park.

Boxes are to be well maintained and replaced as needed.

Decorative column mounted mailboxes:



(1985 Code, § 6-79) Penalty, see § 152.999

§ 152.114 SPACE

- A. A mobile home space is the leasable area provided to an individual tenant. In a Mobile Home Park each space shall have a minimum area of 20,000 square feet and shall also be a minimum average width of 75 feet. The mobile home space shall be exclusive of the prescribed buffer area, and all mobile home spaces shall be clearly delineated by fencing, vegetation, or other substantial means. The delineation of the spaces may be waived by the Board of Zoning Appeals if the park owner can demonstrate that maintenance and upkeep of the park will not suffer for lack of this measure. Even if the space delineation is waived, the prescribed buffer area must still be delineated to protect the required inactive character of that area.

- B. There shall be a minimum of 30 feet between any two mobile homes, or any mobile home and a common building (laundry, etc.). Where entrances/exits of mobile homes do not face each other, the minimum setback shall be 10 feet minimum from the mobile home space delineation line. Accessory structures for individual mobile homes shall be located a minimum of 6 feet from any adjoining mobile home. A state or local road widening project shall not create a nonconformance.

(1985 Code, § 6-80) Penalty, see § 152.999

§ 152.115 FRONT UPON ROADWAY.

All mobile home lots shall front upon a roadway.

(1985 Code, § 6-81) Penalty, see § 152.999

§ 152.116 MINIMUM LOT AREA.

- A. All mobile home lots shall have a minimum area of 20,000 square feet.
- B. Minimum activity area of 6,030 square feet.

(1985 Code, § 6-82) Penalty, see § 152.999

§ 152.117 LOT COVERAGE BY MOBILE HOME.

A mobile home shall not cover more than 25% of the lot on which it stands.

(1985 Code, § 6-83) Penalty, see § 152.999

§ 152.118 MINIMUM DISTANCE BETWEEN STRUCTURES.

There shall be a minimum distance of 15 feet between the mobile home or any other building or structure and the abutting park roadway.

(1985 Code, § 6-84) Penalty, see § 152.999

§ 152.119 DISTANCE FROM OTHER MOBILE HOME.

Mobile homes shall be placed at least 30 feet apart.

(1985 Code, § 6-85) Penalty, see § 152.999

§ 152.120 DISTANCE FROM COMMON BUILDING.

Mobile homes shall be at least 30 feet from any common building.

(1985 Code, § 6-86) Penalty, see § 152.999

§ 152.121 DISTANCE FROM ACCESSORY STRUCTURE.

No accessory structure shall be erected within five (5) feet of any mobile home or within 30 feet of any common building.

(1985 Code, § 6-87) Penalty, see § 152.999

§ 152.122 CONNECTION TO UTILITIES.

Mobile homes are required to connect to all utilities, except gas and telephone.

(1985 Code, § 6-88) Penalty, see § 152.999

§ 152.123 ADDRESS MARKERS.

Each lot shall be uniformly and conspicuously marked with address.

(1985 Code, § 6-89) Penalty, see § 152.999

§ 152.124 GARBAGE DISPOSAL.

Garbage disposal is the responsibility of the owner of the park and he or she shall provide either commercial service or subscribe to the franchised sanitation service provided by the town.

(1985 Code, § 6-90) Penalty, see § 152.999

§ 152.125 REPLACEMENT PARKS.

Any mobile home that is a replacement for another in all parks must meet § 152.108.

(1985 Code, § 6-91) Penalty, see § 152.999

§ 152.126 CONSTRUCTION AND SAFETY STANDARDS.

All mobile homes shall meet or exceed the Department of Housing and Urban Development 1976 Construction and Safety Standards for Manufactured Housing.

(1985 Code, § 6-92) Penalty, see § 152.999

§ 152.127 STEPS.

- A. Mobile home steps shall be constructed of wood, steel, concrete or masonry material.
- B. These steps shall be stable and shall not be constructed of dry stacked masonry units.
- C. Mobile home steps shall be at least the width of the door which they serve and shall be required to have handrails installed.

(1985 Code, § 6-93) Penalty, see § 152.999

§ 152.128 RESTRICTION ON AGE OF MOBILE HOME.

No mobile home shall be placed in use within the Town of South Congaree that is more than five (5) years old.

(1985 Code, § 6-94) (Am. Ord. passed- -) Penalty, see § 152.999

§ 152.129 UNOCCUPIED MOBILE HOMES.

- A. Any mobile home not occupied or rented for more than six (6) months shall be removed from any mobile home park.
- B. Provided, however, this does not require removal of a mobile home actively rented but which is not occupied because the tenant cannot occupy it for medical, business or personal reasons.

(1985 Code, § 6-95) Penalty, see § 152.999

§ 152.130 RESTRICTED FROM USING AS STORAGE FACILITY.

Mobile homes, shipping containers or other mobile vehicles shall not be used inside a mobile home park as a storage facility.

(1985 Code, § 6-96) Penalty, see § 152.999

§ 152.131 UNLICENSED MOTOR VEHICLES.

It is the Mobile Home Park Owner's responsibility to assure that all unlicensed motor vehicles may not be kept in a mobile home park. Any vehicle without a current license tag for more than seven (7) days shall be removed from the mobile home park.

(1985 Code, § 6-97) Penalty, see § 152.999

§ 152.132 OPERATIONAL REQUIREMENTS

All grounds, common buildings, and mobile homes located within Mobile Home Parks are to be maintained in a clean, sanitary and safe manner. The mobile home spaces shall be kept clear of accumulation, refuse, debris, garbage, and unnecessary clutter, and all garbage and refuse shall be stored, collected and disposed of in a centralized and totally screened garbage collection area, such as a dumpster, and in a manner as not to create a nuisance, vector attractant, breeding or harborage problem. Mobile Home Park grounds shall be maintained in a groomed and evenly mowed condition and not allowed to grow uncontrolled, landscaped areas shall be properly maintained, and dead and/or dying trees that are deemed hazardous to pedestrians and property must be removed immediately. All mobile home units and common buildings shall be maintained and kept free of deterioration, rotting materials, graffiti, rust, tearing, holes, breaks, or other forms of structural disrepair. Tenants within Mobile Home Parks are prohibited from storing unregistered vehicles and/or vehicles under repair for longer than 30 days on-site.

Upon the effective date of these regulations, Mobile Home Parks can be developed or expanded only in accordance with the applicable restrictions contained herein. Legally nonconforming Mobile Home Parks are subject to the provisions found in Ordnances 152.

WATER SUPPLY AND SEWAGE DISPOSAL

§ 152.145 GENERAL REQUIREMENTS.

- A. All mobile home parks established after the effective date of this change (1-2-1990) shall connect to the nearest water system if one (1) is available (a six (6) inch line within 150 linear feet). Existing mobile home parks that utilize a private water system (well) shall, upon the inadequacy (dry well, pollution and the like) of the system to provide a water

supply in accordance with the following provisions of this chapter, connect to the nearest available public water system as a condition of continued operation.

- B. An adequate (according to current engineering practices), safe, and potable supply of water shall be provided in each mobile home park; easily accessible for maintenance, if a private supply. The development of a community water supply to serve the mobile home park shall occur only after written approval has been granted by the health authority/Zoning Official and it has been determined that a public water system is not available by the proper authority. Any community supply system must meet the requirements of a public system. The ownership of water lines within the park must be made a matter of record to the health authority/Zoning Official and the records must include location maps or drawings of the lines.

(1985 Code, § 6-110) Penalty, see § 152.999

§ 152.146 WATER SUPPLY.

The water supply shall be capable of supplying a minimum of 50 gallons per day per mobile home with a yield of one (1) gallon per minute per unit.

(1985 Code, § 6-111) Penalty, see § 152.999

§ 152.147 WELLS.

Every well shall be located and constructed in a manner that neither underground nor surface contamination will reach the water supply from any source. All drainage shall be away from the well. A minimum distance of 100 feet shall be maintained between the water supply and any part of a septic tank system or privy. Sewers or pipes through which sewage may back up shall be located at least 100 feet from any well or water-suction pipeline. Where the sewers or pipes are specially constructed to provide adequate safeguards, and when specifically authorized by the health authority/Zoning Official, the sewers or pipes through which sewage may back up may be closer than 100 feet, but not less than 50 feet from a well.

(1985 Code, § 6-112) Penalty, see § 152.999

§ 152.148 WELL REQUIREMENTS.

No well-casing, pumps, pumping machinery, or suction pipes shall be located in any pit, room or space extending below ground level, nor in any room or space above ground which is walled in or otherwise enclosed, unless the rooms, whether above or below ground, have free drainage by gravity to the surface of the ground. The floor of rooms above ground shall be at least six (6) inches above the ground's surface. All floors shall be water-tight and sloped from the pump pedestal to the drain.

(1985 Code, § 6-113) Penalty, see § 152.999

§ 152.149 WELL APPROVAL.

Where an independent or non-public water system is used to serve the mobile home park with water obtained from wells, the wells shall have been approved by the health authority or building officer. A well log is to be submitted with other data.

(1985 Code, § 6-114) Penalty, see § 152.999

§ 152.150 WATER STORAGE FACILITIES.

All water storage reservoirs shall be water-tight and constructed of impervious material; all overflows and vents of the reservoirs shall be effectively screened. Open reservoirs are prohibited. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Overflow pipes from a reservoir shall not be cross connected to any drainpipe in which sewage or polluted water may back up.

(1985 Code, § 6-115) Penalty, see § 152.999

§ 152.151 CONSTRUCTION OF WATER PIPING SYSTEM.

All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.

(1985 Code, § 6-116) Penalty, see § 152.999

§ 152.152 CONNECTION OF WATER PIPING SYSTEM.

- A. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage.
- B. All plastic pipe must bear the NSF seal of approval.

(1985 Code, § 6-117) Penalty, see § 152.999

§ 152.153 WATER PRESSURE REQUIREMENTS.

The mobile home park water system shall be adequate to provide a minimum of 20 pounds per square inch of pressure at all service buildings and mobile home connections.

(1985 Code, § 6-118) Penalty, see § 152.999

§ 152.154 DRINKING FOUNTAIN REQUIREMENTS.

Where drinking fountains are provided for public use, they shall be of type and in locations approved by the health authority/Zoning Official.

(1985 Code, § 6-119) Penalty, see § 152.999

§ 152.155 WATER RISER PIPES LOCATION.

Individual water riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby ensuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.

(1985 Code, § 6-120) Penalty, see § 152.999

§ 152.156 WATER RISER PIPES REQUIREMENTS.

- A. The water riser pipe shall have a minimum inside diameter of three-fourths (3/4) inches terminating at least four (4) inches above the ground surface, with two (2) three-fourths (3/4) inch valve outlets.
- B. The outlets shall be threaded so that a connection can be made from one (1) outlet to the mobile home water piping system and the other connection can serve as an outside connection.

(1985 Code, § 6-121) Penalty, see § 152.999

§ 152.157 PROVISIONS TO PREVENT FREEZING OF SERVICE LINES.

- A. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving and thawing action of ground during freezing weather.
- B. Surface drainage shall be diverted from the location of the riser pipe.
- C. Individual service connections shall be so constructed as to protect the line from infiltration by ground water.

(1985 Code, § 6-122) Penalty, see § 152.999

§ 152.158 SHUT-OFF VALVES.

- A. A shut-off valve below the frost line shall be provided near the water riser pipe of each mobile home lot.
- B. Underground stop and water cocks shall not be installed on any connection.

(1985 Code, § 6-123) Penalty, see § 152.999

§ 152.159 DISINFECTION AND ANALYSIS OF WATER SYSTEMS.

All water systems shall be disinfected and analyzed in accordance with the South Carolina State Department of Health and Environmental Control requirements before use for domestic purposes.

(1985 Code, § 6-124) Penalty, see § 152.999

§ 152.160 OUTSIDE FUEL STORAGE TANK PIPING.

All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.

(1985 Code, § 6-125) Penalty, see § 152.999

§ 152.161 FUEL OIL SUPPLY SYSTEMS REQUIREMENTS.

All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five (5) inches of storage tanks.

(1985 Code, § 6-126) Penalty, see § 152.999

§ 152.162 LOCATION OF FUEL STORAGE TANKS.

All fuel storage tanks, or cylinders shall be securely placed and shall not be less than ten (10) feet from any mobile home unit.

(1985 Code, § 6-127) Penalty, see § 152.999

§ 152.163 PROTECTION OF STORAGE TANKS.

Storage tanks located in areas subject to traffic shall be protected against physical damage.

(1985 Code, § 6-128) Penalty, see § 152.999

§ 152.164 SEPTIC SYSTEMS.

- A. After the water supply final approval has been issued, the mobile home park owner can apply for corresponding permits to construct an individual sewage treatment and disposal system from the South Carolina Department of Health and Environmental Controls office.

All septic systems proposed for the park must be current for the phase under development.

Use of a community sewage disposal system is mandatory if so, deemed by South Carolina Department of Health and Environmental Control.

- B. In the case of individual septic systems, the state licensed contractor is responsible for scheduling the inspections of the installations to be performed. Results of the inspections must be recorded with the Municipal Clerk before operating permits can be issued.

(1985 Code, § 6-129)

FIRE PROTECTION

§ 152.175 RULES AND REGULATIONS.

The mobile home park area shall be subject to the rules and regulations of the state and local fire prevention authority.

(1985 Code, § 6-136)

§ 152.176 LITTER, RUBBISH AND OTHER FLAMMABLE MATERIALS.

Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.

(1985 Code, § 6-137) Penalty, see § 152.999

ALTERATIONS AND ADDITIONS

§ 152.190 PLUMBING AND ELECTRICAL ALTERATIONS OR REPAIRS.

All plumbing and electrical alterations or repairs in the mobile home park shall be made in accordance with applicable local regulations.

(1985 Code, § 6-141) Penalty, see § 152.999

§ 152.191 ADDITIONS.

No permanent additions shall be built onto or become a part of any mobile home unless they are in accordance with the requirements established with the town, including the provisions of §§ 152.085 through 152.131.

(1985 Code, § 6-142) Penalty, see § 152.999

MISCELLANEOUS

§ 152.205 INOCULATION OF PETS.

Pet animals must be inoculated against rabies in accordance with the State Department of Health and Environmental Control.

(1985 Code, § 6-151) Penalty, see § 152.999

§ 152.206 ANIMALS RUNNING AT LARGE.

Pets and animals may not run at large and must be either confined or kept on a leash and shall comply with other town ordinances regulating dogs, pets and animals.

(1985 Code, § 6-152) Penalty, see § 152.999

§ 152.207 REGISTER.

- A. Every mobile home park owner or operator shall maintain a register containing a record of all mobile homes and occupants using the mobile home park.
- B. The register shall be available to any authorized person inspecting the park and shall be preserved for the period required by the health authority/Zoning Official.
- C. The register shall contain:
 1. The names and addresses of all mobile home occupants residing in the park; and
 2. The dates of arrival and departure of each mobile home and/or occupant.

(1985 Code, § 6-153) Penalty, see § 152.999

SUPERVISION

§ 152.220 SUPERVISION.

The person to whom a permit for a mobile home park is issued shall at all times operate the park in compliance with these regulations, and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition at all times.

(1985 Code, § 6-161) Penalty, see § 152.999

ENFORCEMENT INTERPRETATION

§ 152.235 ENFORCEMENT.

- A. These rules and regulations are issued under the authority of the South Carolina Code of Laws and subsequent legislation. They shall be enforced by the health authority/Zoning Official and/or town governing authority, in accordance with the interpretations and public health reasons approved by the State Department of Health and Environmental Control.

- B. Where the provisions of this chapter are in conflict with other ordinances pertaining to mobile home parks, the most restrictive provisions shall be enforced.
- C. **The Enforcement Officer**, upon sixty days' notice, may withdraw a zoning permit issued to the Mobile Home Park owner and require the park to cease operation. Other enforcement procedures are found elsewhere in this Ordinance.

(1985 Code, § 6-171)

§ 152.240 NONCONFORMING MOBILE HOME PARK

This Chapter shall regulate Mobile Home Parks which are legal nonconformities.

- A. **Measurement of Period until Required Compliance**
The period until required compliance for each nonconforming mobile home park shall be measured from the effective date of the initial enactment of this chapter of the Ordinance.
- B. **Required Conformance of a Mobile Home Park**
Any Mobile Home Park, which is a legal nonconformity, may be continued for a period of 5 years, without increasing the degree of nonconformity. After 5 years, the Mobile Home Park may continue only through compliance with the parking and operational requirements of Ordnances 152, and with the driveway restrictions, screening requirements and performance standards of Ordnances 152. Required screening for nonconforming mobile home parks shall be limited to Restrictive Development zoning districts and protected grandfathered residential uses only. Also, any applicable Federal, State, or County regulations or guidelines, including but not limited to SCDHEC Regulations, the Addressing and Road Naming Ordinances, the International Building Code, and the Assessor's Mobile Home Registration process must be met. Proposed name changes to nonconforming Mobile Home Parks must be approved by the Town of South Congaree Planning Department.
- C. **Abandonment**
Whenever 50 percent of the mobile homes within a Mobile Home Park are removed or become unoccupied for a continuous period of 12 months, the Mobile Home Park may be reestablished only through compliance with all the restrictions applicable to a new park.
- D. **Damage**
If a structure in a legally nonconforming Mobile Home Park is damaged or destroyed during the period until required compliance, the structure may be repaired or replaced only in compliance with Ordnances 152.
- E. **Repairs and Alterations**
Nothing in this chapter shall be deemed to prevent the ordinary maintenance and repair of a structure in a legally
- F. **Operational Requirements**
All nonconforming Mobile Home Parks shall comply with the operational requirements listed in
- G. **Buffering Restrictions**
Each Mobile Home Park shall adhere to the buffering restrictions covering height regulations, buffers, setbacks, and screening as outlined in Ordnances.

§ 152.241-299 Reserved for Future

MOBILE HOMES

§ 152.300 No mobile home may be placed on any property or lot without first obtaining a permit. Permit must be approved by the Town of South Congaree before ANY work is started. To obtain a Mobile Home Permit you must:

- A. Zoning verification from Town Hall.
- B. If a septic tank is required, application for the septic tank will be made through DHEC and a copy of that permit must be submitted to our department upon application for a mobile home permit.
- C. Provide Recordable Plat of proposed site (2 copies) to include landscaping, illustration of any right-of-way's, easements, streets, buildings and drainage areas.
- D. Submit a notarized "Letter of Intent."
- E. Submit copies of Bill of Sale & Title Registration forms
- F. If new, brochure of purchased mobile home and underpinning OR if pre-owned, provide photos of all sides of mobile home and a sample of under pinning
- G. Approval by the Planning Commission

§ 152.350 Septic Tanks / Sewer Lines / Plumbing

If a septic tank is required, application for the septic tank will be made through DHEC and a copy of that permit must be submitted to our department upon application for a mobile home permit.

§ 152.351 Water

Provide certification of properly installed and functioning well if not on municipal water Private well for mobile home.

§ 152.353 911 Address

- A. The 911 address must be visibly displayed on home with 3-inch numbers and if home is located more than 50 feet from the street, 3-inch 911 address numbers should also be located on the mailbox or at the driveway.
- B. If mobile home is located in a mobile home park, in addition to the numerical address, the lot number shall be posted.

§ 152.354 Doors

Exterior storm and screen doors do not count as the door swinging over the landing (only the actual entrance door itself).

§ 152.355 Landing/Steps/Rails

Steps and landings shall be designed for mobile homes or constructed in such a manner as to ensure the safety of persons entering or exiting the home and meet the requirements as defined in the uniform standards code. Steps and landings are required at all outside entrances including patio doors and must be in place before an inspection request is made.

- A. LANDINGS: Code Section R311.3 and R311.3.1 International Residential Code (IRC)
The width of each landing shall be not less than the door served. The landing shall have a dimension of not less than 36 inches measured in the direction of travel. The floor or landing shall not be more than 1-1/2 inches lower than the top of the threshold. The floor or landing can be up to 7-3/4 inches below the top of the threshold if the door, other than a screen or storm door, does not swing over the landing.
- B. STEPS: Code Section R311.7.5.1 SC Modification IRC 2015 09 & R311.7.5.2 The maximum riser height shall be 7-3/4 inches. The maximum riser height for masonry stairs shall be 8 inches. Tread depth shall be a minimum of 10 inches. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter sphere. A nosing not less than 3/4 inches and not more than 1-1/4 inches shall be provided on all stairways with solid risers. The tread depth is measured horizontally from nosing to nosing. A nosing is not required when the tread depth is a minimum of 11 inches.
***Please note that handrails and guardrails are not the same thing. A guardrail is a barrier that is intended to keep a person from falling off a landing, stairs or elevated location. Handrails are installed to help while climbing stairs by providing a surface by which one can easily grasp and hold. ***
- C. GUARDRAILS: Code Section R312.1.1 - R312.1.4 All porches/decks located more than 30 inches above the grade or floor below shall have guardrails not less than 36 inches in height. Steps attached to landings requiring guardrails shall also have guardrails not less than 34 inches measured from the nosing of the treads. Each side of stairs shall have guardrails installed unless the stairs are located beside a structure that would prevent a fall hazard. The stairs guardrail can double as a handrail if it is a minimum of 34 inches or a maximum of 38 inches above the nosing and has the proper gripping surface to meet the handrail requirements. All guardrails at porches, decks and stairs shall have pickets or ornamental closures that do not allow passage of a sphere 4 inches in diameter.
- D. HANDRAILS: Code Section R311.7.8.1 - R311.7.8.4 Handrails having minimum and maximum heights of 34 inches and 38 inches, respectively, measured vertically from the nosing of the treads shall be provided on at least one side of stairways of four or more risers. All handrails shall be continuous the full length of the stairs and have a grasping surface with a circular cross-sectional dimension of 1-1/4 inches minimum to 2 inches maximum.

All wood components in contact with the ground shall be treated and approved for ground contact

Wood exposed to weather must be pressure treated for outdoor use

§ 152.356 Skirting

- A. For health, safety, energy conservation and aesthetic purposes, skirting and vented with an access door underneath all living areas is required within (60) days of foundation approval.
- B. Skirting shall be maintained in a good state of repair.
- C. Lattice, treated or untreated wood or vinyl is not an acceptable skirting material.
- D. Skirting must have an access door (Minimum 18" x 24") and must be properly vented. The minimum net ventilation openings shall not be less than 1 square foot for each 150 square feet of under floor space area. One vent shall be within 3 feet of each corner.
- E. Acceptable skirting is brick or stone and must have a properly installed concrete footing.
- F. SKIRTING NON-COMPLIANCE: Failure to skirt the Manufactured Home within the required time may result in the issuance of fines.

All towing apparatus (wheels, axle, tongue) must be removed before C.O. is issued.
May be stored [hidden] under home and screened

§ 152.357 Driveway and Parking

Must have designated driveway entrance from the street
Required minimum of two parking spaces - NO TANDEM PARKING
Material to be used: gravel, concrete, screening, or mulch

§ 152.358 Removal of Debris

The under-floor grade shall be cleaned of all vegetation and organic material. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose.

§ 152.359 Prohibited

Camper, Recreational Vehicles, Sheds or storage building are NOT considered Mobile Homes and are prohibited from hooking up sewer, electrical or plumbing for more than 3 days for cleaning or testing purposes only.

§ 152.360-152.369 Reserved for Future

§ 152.370 Additional Requirements for Mobile Homes

- A. Mobile home must be five (5) years or newer
- B. Mobile Home must be muted earth tone in color – ARB approval required
- C. Property must be minimum of ½ acre, plot plan required
- D. Service Pole must be located behind the Mobile Home not visible from road
- E. Rented mobile home must be occupied by no more than three (3) unrelated adults

F. Setup operator must have Business License and Business Permit

§ 152.371 Fees:

- | | |
|---|----------------------------|
| A. Mobile Home Registration and Fees | \$130.00 |
| B. Mobile Home Power Pole (if Required) | \$ 70.00 |
| C. Re-Inspections | Building Permit Fees Apply |

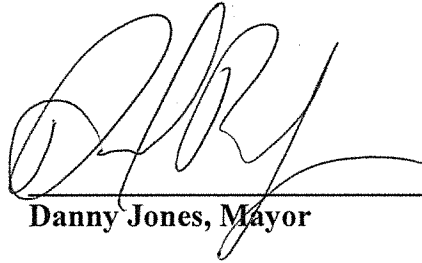
§ 152.372-152.998 Reserved for Future

PENALTY

§ 152.999 PENALTY.


- A. Any person who violates this chapter shall upon conviction thereof be fined not more than \$500 plus assessments and surcharges or imprisoned not more than 30 days, or both.
- B. Each day a violation continues shall be considered a separate offense.

1st Reading 11/19/2019
Public Hearing 12/10/2019
2nd Hearing 12/10/2019



Danny Jones, Mayor

Attest:



Patt Shull, Town Clerk