

## ORDINANCE

### # 06 - 15

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF DUBLIN, GEORGIA BY DEFINING MANUFACTURED HOMES, MODULAR HOMES AND MOBILE HOMES AND RESTRICTING THE LOCATION OF MANUFACTURED HOUSING TO MANUFACTURED HOUSING PARKS:

BE IT ORDAINED AND ESTABLISHED by the Mayor and City Council of the City of Dublin, Georgia as follows:

That the Zoning Ordinance of the City of Dublin (Codified as Appendix A to the Code of Ordinances of the City of Dublin) be amended as follows:

1.

A new section is added to Article 4 to be called "Section 4.5. Mobile Homes and Manufactured Homes" which section shall read as follows:

Manufactured homes are permitted only within a Manufactured Home Park within the R-3 and R-4 districts. Mobile homes, as defined in this zoning ordinance, are not permitted in any zoning district. No Mobile home or recreational vehicle may be used as a residence.

2.

Article 12 of the Zoning Ordinance of the City of Dublin shall be amended by:

Deleting the current definitions "Mobile Home, double- wide", "Mobile home, single-wide", "Mobile home park", "Trailer", "Trailer park" and "House trailer" and is further amended by adding the following definitions:

**Manufactured home:** A structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, when erected on site, is three hundred twenty (320) or more square feet in floor area, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to utilities, and includes the plumbing, heating, and electrical systems contained therein; or a structure that otherwise comes within the definition of a "manufactured home" under the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended (42 U.S.C. 5401-5445).

**Manufactured home park:** A parcel of land or any portion thereof which has been designed, planned, or improved for the placement of two or more manufactured homes for residential use, including land, buildings, and facilities used by the occupants of manufactured homes on such property.

**Mobile Home:** A structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, when erected on site, is three hundred twenty (320) or more square feet in floor area, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; and which has not been inspected and approved as meeting the requirements of the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended (42 U.S.C. 5401-5445). A mobile home is distinguished from a manufactured home as defined herein.

**Modular home:** Any structure or component thereof, designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation, or assembly and installation, on the building site, and which is designed and constructed to conform to the local building code rather than a national housing or construction code. For purpose of this ordinance, a modular home that meets the local building code shall be considered the same as a detached, single-family dwelling and permitted under the same zoning districts as a detached, single-family dwelling.

**Recreational vehicle:** A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted or drawn by another vehicle. This term includes motorized homes, motorized campers, pick-up campers, travel trailers, camping trailers, and tent trailers, among others.

3.

Section 5.3.1 of the Zoning Ordinance shall be amended by deleting subsection (i). Doublewide manufactured housing (formerly called double wide mobile homes) shall no longer be allowed except in Manufactured Home Parks as defined.

4.

Section 5.3.1 of the Zoning Ordinance shall be amended by changing the words "Mobile home parks" in subsection (c) to the words "Manufactured home parks."

5.

Section 7.8 of the Zoning Ordinance, now titled "Mobile Home Parks" shall be titled "Manufactured Home Parks." Each occurrence of the word "Mobile" in Section 7.8 of the Zoning Ordinance shall be changed to read "Manufactured."

6.

Section 7.9 of the Zoning Ordinance is deleted.

7.

Subsection (c) of Section 10.5. of the Zoning Ordinance is repealed.

8.

Sec. 11 1/2-29. Definitions is amended by substituting in the definition of the word "Building permit" the word "manufactured" for the word "mobile."

9.

Sec. 11 1/2-35 Exemptions subsection (a) sub-subsection (3) is amended by changing each occurrence of the word "mobile" to the word "manufactured".

10.

Sec. 24-72. Sewer charges established shall be amended by changing the words "mobile home parks" in subsections (d) and (e) to "manufactured housing parks".

11.

Sec. 6-72. Demolition, removed--Definition is amended by adding to the last sentence the words "manufactured housing" so that it shall read as follows:  
"Specifically excluded are manufactured housing, trailers, mobile homes and prefabricated buildings being moved from one location to another which are regulated by the laws of the state."

12.

Sec. 24-39.1. Water rates for multiple users of one meter is amended by changing the word "mobile" in the first sentence to the word "manufactured."

SO ORDAINED this 19<sup>th</sup> day of **October 2006**, by a vote of ( 4 ) FOR and ( 3 ) AGAINST.

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PHIL BEST, MAYOR

ATTEST:

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JOE KINARD, CITY CLERK