

AMENDMENT TO ARTICLE III, SECTION 5.7
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.7 OF THE EFFINGHAM COUNTY ZONING ORDINANCE AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HERewith.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

5.7 R-4 Planned manufactured home community districts.

5.7.1 Intent. The intent of the R-4 zoning district is to establish designated areas specifically for mobile home development. These areas are separated from other residential districts due to the distinct construction standards of mobile homes compared to conventional dwelling units. Designating separate districts for mobile homes also allows for residential development at a higher density than typically permitted in other residential zones, thereby supporting a wider range of housing needs. Recreational vehicle (RV) parks are permitted as conditional uses but are not intended to be mixed with mobile home parks or mobile home subdivisions.

The development regulations established for the Mobile Home District are designed to promote a safe, attractive, and well-organized residential environment, offering a reasonable level of amenity and livability for residents.

Refer to Article V, Table of Permitted Uses TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

5.7.2 Development regulations applicable to mobile home parks, mobile home subdivisions and recreational vehicle parks.

5.7.2.1 Perimeter setback requirements. Mobile home sites, mobile home lots and recreational vehicle sites shall be set back from the perimeter of mobile home parks, mobile home subdivisions and recreational vehicle parks as follows:

Minimum perimeter setback: 20 feet

5.7.2.2 Perimeter landscaped buffer. A natural or landscaped buffer not less than 15 feet in depth shall be provided around the entire perimeter of each mobile home park, mobile home subdivision and recreational vehicle park. The landscaped buffer shall be interrupted only where necessary to provide for vehicular and pedestrian access. It shall contain a visual screen consisting vegetation which have a minimum opacity of 75 percent to a height of not less than six feet. It shall be landscaped as set forth. Masonry or wooden fences meeting the requirements may be substituted along common property lines other than street right-of-way lines.

5.7.3 Recreation space requirements.

1. Minimum percent of total mobile home park, mobile home subdivision or recreational vehicle park devoted to recreation space = seven percent.
2. Maximum percent of total recreation space devoted to recreationally used water bodies = 30 percent.
3. Minimum size of any single recreation area = 5,000 square feet.
4. Minimum dimension of any single recreation area on one side = 60 feet.
5. Minimum separation of active recreation area from any mobile home site = 30 feet.
6. Developers of new mobile home parks, mobile home subdivisions or recreational vehicle parks shall provide an onsite structure(s) to shelter the development's projected hurricane season population. Such shelters may include, but not be limited to, clubhouses and recreation centers.

5.7.4 Underground placement of utilities required. All utilities distribution and collection systems, including water supply, sewage disposal, electricity, gas, telephone and television cable, shall be placed underground.

5.7.5 Water and sewer facilities. Community wells or public water required. No individual wells allowed. Mobile homes may not share a septic system. If public sewer is not available then lots must meet health department size regulations to accommodate individual septic systems.

5.7.6 Development regulations specific to mobile home parks and mobile home subdivisions.

1. Minimum development area = 15 acres
2. Minimum number of access points = two (2)

5.7.7 Internal street construction requirements. Internal streets which are dedicated to public use shall be constructed according to Effingham County Regulations.

5.7.8 Internal street width requirements. Right-of-way and pavement widths for internal streets which are dedicated to public use shall be determined according to the standards contained in the county's subdivision regulations. Right-of-way and pavement widths for internal streets which are reserved for private use shall be determined according to function, anticipated traffic volume and subject to site plan approval, provided that no right-of-way or pavement shall be less than as follows:

1. Minimum right-of-way width for private interior streets = 30 feet.
2. Minimum pavement width of private access drives, excluding curbs = 20 feet.
3. Minimum pavement width of private collector streets, excluding curbs = 24 feet.
4. Minimum pavement width of one-way lanes divided by landscaped median, excluding curbs = 12 feet.

5.7.9 Common area maintenance provisions for mobile home subdivisions. The zoning administrator shall approve a final plat for a mobile home subdivision only after making a determination that there is a feasible program for the full maintenance and operation of common areas, common improvements and common facilities included in the plat consistent with the common area maintenance provisions.

Mobile Home Requirements:

Total acreage required Minimum lot area (individual site)	15 acres 4,000 sq. ft.
Minimum Road Frontage	N/A
Minimum lot width at building line	40 feet
Minimum front yard setback from pavement	15 feet
Minimum rear yard setback	10 feet
Minimum side yard (interior) setback	5 feet
Minimum side yard setback from pavement	15 feet

5.7.12 Mobile home unit parking requirements. Minimum number of hard surface on-site parking spaces per mobile home site = two (2) spaces.

5.7.13 Site plan review. Applications for a permit to construct a mobile home park shall be processed in a manner similar to the procedures of the Effingham County Subdivision Ordinance. A site plan and construction plans shall be submitted. A final plat of record is required. Applications for a permit to construct a mobile home subdivision shall be processed in accordance with the platting procedures of the Effingham County Subdivision Ordinance.

5.7.14 Development regulations specific to legal nonconforming mobile home parks and mobile home subdivisions.

1. *Placement and replacement of units permitted.* Units may be placed or replaced within legally non-conforming mobile home park developments which were previously approved, provided the resulting density does not exceed that originally approved.
2. *Alterations to meet site improvement requirements permitted.* Alterations or development site area expansions which increase conformance with site improvement requirements are permitted. All regulations pertaining to use non-conformities as set forth shall apply to non-conformities within MH districts.
3. *Separation and setback requirements for new or replaced units.*
 - 1) Minimum separation between side of one mobile home and side or end of another mobile home measured perpendicular to each side or side and end = ten feet.
 - 2) Minimum end-to-end and corner-to-corner separation between mobile homes = ten feet.
 - 3) Minimum separation between noncombustible appurtenances (such as screen rooms, awnings, carports and accessory storage buildings) measured perpendicularly to sides and ends = six feet.
 - 4) Minimum setback of permanent buildings and mobile home units from perimeter boundaries = five feet.*

* An existing mobile home located closer than five feet to a perimeter boundary may be replaced with another unit at the same location.

5.7.15 Mobile home district development regulations specific to recreational vehicle parks.

Recreational Vehicle Park Requirements:

Total acreage required Minimum lot area (individual vehicle site)	10 acres 2,500 sq. ft.
Minimum Road Frontage	N/A
Minimum width of vehicle site	35 feet
Minimum easement of internal street	25 feet
Minimum pavement width	18 feet

5.7.15.1 Central refuse collection requirements. All refuse shall be stored in water- and pest-proof containers located within a convenient distance from all vehicle sites and shall be collected and placed in one or more central containers daily. Collection from central containers shall be in accordance with the collection schedule [of] Effingham County.

5.7.15.2 Individual or central sewage disposal system requirements. Facilities for disposal of liquid wastes from vehicle holding tanks may be provided at each vehicle site or at central sanitary stations. Central sanitary stations, if used, shall be provided at a ratio of at least one for every 75 vehicle sites or fractional part thereof. Such sanitary stations shall be separated from any vehicle site by a minimum distance of 50 feet and shall be suitably screened from other activities by visual barriers such as fences, walls or natural barriers.

5.7.15.3 Site plan review. A site plan shall be submitted with applications for a permit to construct a recreational vehicle park. The site plan shall include complete engineering plans and specifications in sufficient detail to demonstrate full compliance with all applicable provisions of this land development code and other applicable municipal ordinances.

5.7.16 Mobile home district development regulations specific to tiny home subdivisions.

Tiny homes shall be placed on permanent foundations and comply with all residential building codes.

Tiny Home Requirements:

Total acreage required Minimum lot area (individual site)	10 acres 4,000 sq. ft.
Minimum Road Frontage	N/A
Minimum lot width at building line	35 feet
Minimum front yard setback from pavement	15 feet
Minimum rear yard setback	10 feet
Minimum side yard (interior) setback	5 feet
Minimum side yard setback from pavement	15 feet

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

This ____ day of _____ 20__.

BOARD OF COMMISSIONERS,

EFFINGHAM COUNTY, GEORGIA

FIRST READING: _____

BY: _____
DAMON RAHN, CHAIRMAN

SECOND READING: _____

ATTEST:

STEPHANIE JOHNSON
EFFINGHAM COUNTY CLERK