

**CANDLER COUNTY
MANUFACTURED HOME AND TINY HOUSE
PARK ORDINANCE**

**ARTICLE ONE
GENERAL**

1.1 Title. This Ordinance shall be known as and may be cited as the “Manufactured Home and Tiny Home Park Ordinance”

1.2 Authority and Jurisdiction. Whereas, consistent with Georgia Law, the Candler County Board of Commissioners has the authority to establish by ordinance or resolution such local rules and regulations, not in conflict with existing State or Federal Law, relating to the health, safety, and welfare of the public.

1.3 Purpose. The public health, safety, economy, good order, appearance, convenience, morals and general welfare require the harmonious, orderly and progressive development of land within Candler County, Georgia. In furtherance of the general intent of this Ordinance, the regulation of land development is authorized for the following purposes amongst others:

- (a) To encourage economically sound and stable land development;
- (b) To prevent the overcrowding of land and promote desirable living conditions;
- (c) To assure the timely provision of required streets, utilities and other facilities and services to land development;
- (d) To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in land developments; and
- (e) To assure, in general, the wise and timely development of new areas, in harmony with the comprehensive plan of Candler County.

Now therefore be it resolved that the following rules and regulations are hereby adopted. These regulations shall apply to all unincorporated land located within the boundaries of Candler County, Georgia.

ARTICLE TWO GENERAL PROVISIONS

2.1 Definitions.

2.1.1 Accessory Use: A structure or use that is incidental and subordinate to and serves the principal structure or use located on the same lot, parcel or tract.

2.1.2 Industrialized Building: Any structure or component thereof, which is, wholly or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof; and which bears the insignia of approval issued the commissioner of the department of community affairs.

2.1.3 Manufactured Home: A dwelling unit fabricated in an off-site facility for installation or assembly at the building site, bearing a label certifying it is constructed in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974, and amended, 42 U.S.C 5401 et seq. (the HUD Code, which became effective on June 15, 1976). All manufactured homes must be installed in accordance with O.C.G.A. § 8-2-160 et seq., and “Candler County Manufactured Home Ordinance”. If located within a manufactured home park, a manufactured home must be installed in accordance with O.C.G.A. § 8-2-160 et seq., “Candler County Manufactured Home Ordinance” and “Candler County Mobile Home Park Ordinance”.

(1) Manufactured homes are not permitted to be used as storage buildings.

(2) In R-1, R-22 districts, a manufactured home must have a heated floor space of at least 800 square feet and be comparable with conventional construction which may be permitted in the same general area, or existing development, or proposed development in the same zoning classification or area, or as set forth in the comprehensive plan of the county.

(3) One parcel or contiguous parcels of land under single ownership which has been planned and improved for the placement of more than one manufactured home for residential occupancy shall be considered a Manufactured Home Park and placed in a Manufactured Home Park (MHP) zoning district.

2.1.4 Manufactured Home (Small): A small manufactured home with a heated floor

ranging from 400 square feet to 600 square feet. “Manufactured home (small)” is prohibited unless approved by the Candler County Board of Commissioners.

- 2.1.5** **Manufactured Home (Pre-HUD):** Any manufactured home that was not constructed to the HUD Code, which was adopted in June of 1976. No permit shall be issued for a “Manufactured Home (Pre-HUD).
- 2.1.6** **Manufactured Home Park.** A lot used as a residential area occupied by manufactured homes and conforming to an approved development plan, with appropriate and adequate community services, recreation facilities, utilities, streets, and sidewalks provided by the developer, where the resident owns or rents the manufactured home and rents the manufactured home space. All manufactured homes located within a manufactured home park must be installed in accordance with O.C.G.A. § 8-2-160 et seq.
- 2.1.7** **Manufactured Home Lot.** Mobile home lot is defined as that portion of a reserved for occupancy by a single mobile home unit and its accessory building, structures and uses.
- 2.1.8** **Modular Home:** A factory fabricated single-family dwelling that is constructed in one (1) or more sections and complies with the definition of industrialized building.
- 2.1.9** **Recreational Vehicle:** A motor home, tent, trailer, or other self-contained vehicle designed or modified for recreational purposes. This type of vehicle shall not be considered as a permanent habitable space and shall not be connected to on-site sewer or water systems unless located in an authorized recreational vehicle park and campground or being used as an authorized temporary occupancy unit.
- 2.1.10** **Recreational Vehicle Park:** A developed campground, governed by a set of public or private management rules, that accommodates recreational vehicles on camping spaces for paying guests and which may include park-owned recreational vehicle(s) for rent. A recreational vehicle park is distinguished from a campground in that all or some of the camping sites provided recreational vehicle utility connection assemblies to enable the camping unit to connect to water, sewage disposal, electric power, telephone and sometimes cable television.
- 2.1.11** **Street or Road (Arterial):** Shall mean a street of exceptional continuity that is intended to carry the greater portion of through traffic from one area of the county to another. This class of roadway describes a high capacity urban road

that sits between interstate highways and collector roads on the road hierarchy in terms of traffic flow and speed. Such roadways are identified on a functional classification map from the most current version of Candler County's long-range transportation plan as rural or urban principal arterials and rural or urban minor arterials.

- 2.1.12 Street or Road (Collector):** Shall mean those streets which are neither local streets nor arterial streets. Their location and design are such that they are of exceptional continuity, serve as routes passing through residential areas, serve as means of moving traffic from local streets and feeding it into arterial streets.
- 2.1.13 Street or Road (Local):** Shall mean streets which provide only access to adjacent properties and by nature of their layout serve only vehicles with either origin or destination within the area.
- 2.1.14 Tiny House:** A dwelling that is 400 square feet or less in floor area, excluding lofts, as defined in the 2018 International Residential Code, ancillary dwellings, and manufactured/mobile homes. Tiny houses shall include tiny houses built on trailers or permanent chassis or are otherwise mobile.
- 2.1.15 Tiny House Park:** A planned neighborhood of a minimum of four (4) tiny houses and a maximum of twelve (12) tiny houses. Any tiny house park shall be served by a public water and sewer system or a community water and sewer system.
- 2.1.16 Yard (Front):** The open space on a lot located between the right-of-way boundary of the abutting street and the front building line as extended to the lot lines to either side. Any yard lying between an abutting street and the building line is considered a Front Yard. For example, in the case of a corner lot which is abutted on two sides by streets, both yards abutting the streets would be Front Yards; setbacks and other development standards for Front Yards would apply to both of these yards.
- 2.1.17 Yard (Rear):** The open space located between the rear property line and the rear building line as extended to the side lot lines.
- 2.1.18 Yard (Side):** The open space located between the side property line and the side building line as extended to the front and rear lot lines.
- 2.1.19 Zoning Administrator:** One or more persons, officers or officials or his authorized representative, whom the County Manager has appointed to administer and enforce individually or collectively, the building code, subdivision, and zoning ordinances.

ARTICLE THREE
PROCEDURE FOR PLAT APPROVAL

- 3.1 Approval.** No person may sell, offer for sale, lease, rent or begin construction or otherwise begin the physical development of a lot in a mobile home park until written approval for plans of water supply and sewage disposal in the park has been issued from the County Board of Health. This approval constitutes general acceptance of all lots for development with on-site management sewage systems.
- 3.2 Pre-Development Review.** It is recommended that developers considering mobile home park development where public or community sewage treatment systems will not be available seek a pre-development review by the County Board of Health. A pre-development report which indicates disapproval or tentative approval may be obtained by submitting a boundary plat including a vicinity map, a topographic map, and a soil map and soil descriptions based on high intensity soil study conducted in compliance with the Department's Manual for *On-Site Sewage Management Systems*.
- 3.3 Proposal and Plans Required.** The following information is required for Manufacture House and Tiny House Park proposals:
- (a) Boundary plat drawn to a reasonable care which includes:
 - (1) Vicinity map at a scale not less than one inch equals one mile showing the relationship of the proposed development to surrounding development;
 - (2) Proposed lots and streets including lot identification, dimensions, buildings lines and square footage of lots;
 - (3) A topographic map depicted in two foot (2') contour intervals. Additional contour intervals may be required by the County Board of Health.
 - (4) A soil map and soil descriptions based on high intensity soil study, Level III, conducted in compliance with the Manual for On-Site Management Systems;
 - (5) The location of all present and proposed wells, water systems, water courses, flood plains, sewage systems, structures, right of ways, utilities, storm water drainage systems, proposed road and street construction, grating and disturbance plans, setbacks, and easement on the property and within one hundred feet (100') outside the perimeter of the property;
 - (6) The name, registration number and seal of the professional surveyor or

- engineer that prepared the development plan;
- (7) Proposed name of the development;
 - (8) Name(s) of owner(s) of record;
 - (9) Name of development, date, north arrow, and graphic scale;
 - (10) All names and addresses, as listed by the county assessor, of all owners of the land adjacent to the site and location of those property lines;
 - (11) In case of a resubdivision, a copy of the existing plat with proposed resubdivision superimposed thereon;
 - (12) Locations of buildings that are to be subdivided; and
 - (13) Location of city limit lines and county lines.
- (b) A completed Subdivision Analysis Record on forms provided by the Georgia Department of Human Resources.
 - (c) A copy of the following documents issued by the Environmental Protection Division of the Department of Natural Resources:
 - (1) The land disturbance activity permit issued by the Environmental Protection Division, or by a governing authority of the applicable county or municipality certified by the director of the Environmental Protection Division pursuant to Official Code of Georgia Annotated Section 12-7-8(a); and
 - (2) A letter of approval to begin construction of a public water supply system and approving the source of the water supply where a public water supply system is to be utilized.
 - (d) A copy of the recorded deed vesting title in the owner(s).
 - (e) The following signed certificates shall appear on the Final Development Plan which is submitted to the Planning Commission by the Developer.
 - (1) *Certificate of Accuracy*: "I hereby certify that this Development Plan is a true, correct and accurate survey as required by the Candler County Subdivision and Mobile Home Park Ordinance; and was prepared from an actual survey of hte property made by me or under my supervision, that all monuments shown have been located placed to the specifications set forth in said regulations."

By: _____ (Registered Land Surveyor)

(SEAL)

Registered Land Surveyor No. _____

Date: _____

ARTICLE FOUR
DEVELOPMENT STANDARDS FOR MANUFACTURED HOME PARK AND
TINY HOUSE PARK

4.1 All parks shall meet the following requirements:

- (a) The minimum park size shall be five contiguous acres.
- (b) No manufactured home park or tiny house park shall be occupied by a greater number of homes than authorized in the approved plan submitted pursuant to the requirements of the Candler County Manufactured Home Ordinance or the Tiny House Ordinance. No manufactured home park or tiny house park shall be enlarged or extended unless a modification to the original plan has been approved by the planning and zoning commission.
- (c) No site permit may be issued unless the park layout has been reviewed and approved by the planning and zoning commission.
- (d) Each manufactured home or tiny house shall be provided with utility access.
- (e) If located in a flood hazard area, the following additional requirements apply for the new communities:
 - (1) Manufactured lots must be elevated on compacted fill, or on piers, so that the lowest floor of the manufactured home will be at or above two feet above base flood elevation or if base flood elevation is not determined it shall be three (3) feet above the adjacent property or crown of the road whichever is higher.
 - (2) Surface drainage must be adequate and a hauler must provide for easy access.
 - (3) When elevated on piers, lots must be large enough to permit steps: pier foundations must be placed on stable soil no more than ten feet apart and steel reinforcement must be provided for piers more than six feet high.
 - (4) Existing manufactured home parks which are located in flood hazard areas must take the following actions: install ground anchors and tie downs as provided by law, notify each purchaser, renter or lessee that the manufactured home is located in a flood hazard area, prepare an evacuation plan to be used in case of flood and file it with disaster preparedness authorities in the public safety division.

ARTICLE FIVE
INFRASTRUCTURE REQUIREMENTS FOR MANUFACTURED HOME PARK

- 5.1 Water Supply.** An adequate, safe and portable supply of water shall be provided for the manufactured home. The source of the water shall be through a community water system. The construction drawings shall be prepared by an engineer licensed in the State of Georgia. Water mains shall provide a minimum flow of water of 500 gallons

per minute for four minutes or 250 gallons per minute for two hours at the furthest point from the tank. Fire hydrants shall be provided at distances not greater than 1,000 feet from the most distant manufactured home. The water main may be located in the right-of-way but may not be located under the pavement. Water lines one inch in size shall be stubbed out to each lot before the street is surfaced. The water system shall be permitted community water system as required by the State of Georgia Safe Water Drinking Act. An approved, signed copy from the Environmental Protection Division of the water system plans must be submitted prior to final approval. A letter of certification is required from a licensed engineer stating the water system has been installed according to the plans and that it meets the water flow stated above.

- 5.2 Electrical equipment and installation.** Lot/sites shall have all equipment and installations designed, constructed and maintained in compliance with the state standard code.
- 5.3 Natural gas.** Gas lines will not be allowed in a right-of-way.
- 5.4 Sewage Disposal Systems.** An adequate and sewage system shall be provided and maintained in the manufactured housing park with a sewer connection to each housing unit. The Public Health Department shall approve all sewage system and/or septic tank types and installation. The park owner shall properly maintain sewer distribution lines and/or septic tanks in good working order.
- 5.5 Sanitary Sewage.** If a sanitary sewer is installed in a development, sanitary sewers shall be installed to the plans and specifications approved by and in accordance with the rules and administrative regulations of the Candler County Health Department. When the sewer line is located in a street right-of-way and it will be necessary to cut into the street surface to serve the abutting lots, a connection shall be stubbed-out of the property line to serve each lot prior to surfacing the street.
- 5.6 Soil.** The governing authority shall not approve a development where the soil conditions have been determined not suitable for development by the Candler County Health Department pursuant to local, state, and federal laws, regulations and standards.
- 5.7 Topsoil.** Topsoil shall not be removed from lots or used as spoil, but shall be redistributed so as to provide at least six inches to cover on the lots and at least four inches of cover between sidewalks and curbs, and shall be stabilized by seeding or planting.
- 5.8 Health, Safety, and Welfare.** In approving a Development Plan, the governing authority may attach additional conditions to protect the health, safety and welfare of both the occupants of the subdivision and mobile home park development and the

occupants of the surrounding properties.

- 5.9 Lot/Site Drainage.** The ground surface shall be graded and equipped to drain all surface or storm water in a safe, efficient manner.
- 5.10 Storm drainage.** An adequate drainage system, including necessary open ditches, pipes, culverts, storm sewers, intersectional drains, drop inlets, bridges and other necessary appurtenances shall be installed by the developer according to plans and specifications approved by the county engineer prior to county approval.
- 5.11 Curb and gutters.** If concrete curbs or paved valley type gutters are required, they shall be installed in accordance with plans and specifications prepared by an engineer, registered surveyor or architect, and approved by the county engineer or the board of commissioners or its designee.
- 5.12 Street grading and surfacing.** Street grading, base preparation, and surfacing shall be carried out by the developer according to plans and specifications approved by the county.
- 5.13 Street name signs.** Street name signs shall be installed at all intersections within a development. The location and design shall be approved by the board of commissioners or its designee.
- 5.14 Entrances.** The entrance and exit street(s) shall be designed to provide safe and convenient access between the public street and the community interior street system. At the sketch plan stage, the planning and zoning commission may limit the number of entrances, driveways, or curb cuts. At the preliminary and final plat stages, the zoning official shall coordinate with the county manager, county engineer, and public safety director with respect to entrances, driveways, or curb cuts. Design standards on county or state roads shall be consistent with all state, federal, and local laws and applicable ordinances, including the Georgia Department of Transportation Rules and all amendments or revisions in effect as of the date of the preliminary plat approval. At the sketch plan stage, the planning and zoning commission may consider safety as well as require available alternatives for reducing or increasing the number of entrances, driveways or curb cuts.
- 5.15 Identification signs.** An identification sign, including the name of the manufactured home park, and the name of the owner/manager or another designated individual who can act for the owner/ manager, measuring not less than ten square feet, and no more than 16 square feet, shall be placed on private property, close to the entrance of the park and readily visible from both directions of the public right-of-way. Signs may be located within the setback area. Signs shall not exceed a combined total of 150 square feet per park. The signs must be illuminated from dusk until dawn.

5.16 Fencing. A six-foot high opaque fence shall be erected along all property lines which abut a residential district.

5.17 Lot Identification. Each manufactured home lot shall be clearly defined by means of concrete, steel, or iron pipe markers placed at all comers. Lot identification numbers must be clearly visible from the lot to the road accessing it.

5.18 Sidewalks and driveways. Sidewalks, walkways, driveways, parking spaces, roads, streets and similar areas on private property shall be kept in proper state of repair and maintained free from hazardous conditions.

5.19 Street System:

- (a) In all developments, regardless of size, paving will be required for all streets, including private streets, within the development. All roads inside the development must be paved with either concrete or asphalt approved by the county engineer and zoning official.
- (b) There shall be a minimum of 20 feet totally unobstructed between the center of any two-way roadway and any manufactured home or accessory building.
- (c) There shall be a minimum of 15 feet totally unobstructed between the center of any one-way roadway and any manufactured home or accessory building.
- (d) No access roadway shall be located closer than 150 feet to any public street intersection.
- (e) Parks with less than 100 feet frontage are only allowed one combination ingress and egress road.
- (f) Roadway intersections within the manufactured home park shall be at least 150 feet apart.
- (g) All dead-end roadways shall terminate in a cul-de-sac with adequate turn-around room (must be approved by the county engineer).
- (h) Each site shall be accessible from abutting streets for all essential and emergency uses by vehicular equipment, including equipment used by public protective agencies (i.e., fire, police, ambulance services).
- (i) Traffic control signs (i.e., stop, yield, and speed limit), shall be placed throughout the community where necessary.
- (j) Each street shall have a permanent sign installed with a designated name or number identifying each street. (All street names must be approved by E911 prior to naming the streets).
- (k) Maintenance of streets and parking areas shall be the responsibility of the operator/manager of the manufactured home park; and the same shall be maintained in a condition suitable for emergency vehicle ingress and egress.
- (l) Any paved road and paved road system created for a mobile home park shall be privately maintained.

5.20 Paved parking:

- (a) Off-street parking areas or on-street parking lanes shall be provided for the use of park occupants and guests.
- (b) Each lot/site shall have a minimum of 400 square feet of parking to accommodate two automobiles. The 400 feet shall not be considered a portion of the required lot size for manufactured homes. A minimum of two paved parking spaces shall be provided for each manufactured home. Parking spaces shall be within 30 feet of the manufactured home. All parking spaces within a manufactured home community must also be paved with either concrete or asphalt approved by the county engineer and zoning official. Paved parking is not required for a travel trailer park or campground.
- (c) Driveways shall have a minimum width of ten feet.
- (d) All off-street parking areas shall have direct access to an interior street. A direct driveway access shall not be permitted between the manufactured home lot and any exterior street.

5.21 Setbacks:

- (a) The following minimum dimension requirements for a Manufactured Home Park shall apply to each individual lot:
 - 1) Front Yard: arterial: 40'; Collector: 40'; and Local 40';
 - 2) Side Yard: 20';
 - 3) Rear Yard: 20';
 - 4) Minimum Street Frontage 60 feet;
 - 5) Maximum Building Height 35 feet; and
 - 6) Minimum lot width in feet 100.

5.22 Lot Specifications.

- (a) All manufactured home shall front upon a roadway.
- (b) A manufactured home shall not cover more than 35 percent of the lot on which it stands.
- (c) There shall be no storage or liquid or gas fuels within a manufactured home park, except as authorized by the local fire department or its authorized representative.
- (d) No pets shall be sheltered in the crawl space under the manufactured home.
- (e) Every manufactured home shall be numbered by a means to provide ready visibility from a roadway with three inches in height numbering made of a durable, clearly visible material and shall contrast with the color of the manufactured home. The numbering shall be placed next to the roadway, not more than ten feet away from the road access for the manufactured home park.

5.23 Accessory Structures. All accessory buildings shall be located in the rear or side yard only. No accessory building shall be located closer than 12 feet from the manufactured home or closer than ten feet from the side or rear lot lines.

5.24 Owner Responsibilities. Any manufactured home park owner that allows the placement of a manufactured home without a permit being issued shall be in violation of this ordinance. Such violation can result in a citation being issued to be heard in the Magistrate Court of Candler County.

5.25 Owner and/or Occupant Responsibilities. The owner and/or occupant of the property shall maintain all structures and properties in compliance with the requirements in Candler County's Manufactured Home Ordinance, general safety and aesthetic standards, except as otherwise provided for. A person shall not occupy as owner-occupant or permit another person to occupy premises which does not comply with the requirements of these standards.

**ARTICLE SIX
GENERAL REQUIREMENTS FOR
ON-SITE SEWAGE MANAGEMENT SYSTEM**

6.1 If public or community sewage treatment systems are not available, the owner of a building, residence, or property that is designed or intended for human occupancy or congregation shall provide an approved on-site sewage management system sufficient for the number of persons normally expected to use or frequent the building, residence or other property for two hours or more.

(a) Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200') of the property line, or available in a public right of way abutting the property.

6.2 Limits on the use of On-Site Sewage Management Systems for Subdivision and Mobile Home Parks. Approval of subdivision and mobile home parks utilizing on-site sewage management systems is subject to the following conditions:

(a) No public or community sewage system is available within five hundred feet (500') of the subdivision or mobile home park;

(b) Soil maps, description, and reports compiled by a registered Soil Classifier indicate no soil conditions that would prohibit safe development of on-site sewage management systems;

(c) If a public water supply system is to be built and utilized, receipt of a letter(s) from the Environment Protection Division approving the plans to construct the public water supply system, and approving the source of the water supply.

6.3 No personal may begin the physical development of a lot or structure where an on-site sewage management system will be utilized, nor install an on-site sewage management system or component thereof, without having first obtained from the County Health Department a construction permit for the installation of an onsite sewage management system.

ARTICLE SEVEN
DEVELOPMENT STANDARDS FOR MANUFACTURED HOME PARK AND
TINY HOUSE PARK

- 7.1** No tiny house may be erected or installed without prior approval and shall meet all requirements of the State's building codes. No tiny house may be erected or installed without a conditional use permit.
- 7.2** A tiny house may be used as a principal dwelling with a Conditional Use Permit in the AG-3, MHP Zoning districts, or as an accessory dwelling unit with a Conditional Use Permit and shall meet all development standards within the zoning district.
- 7.3** A site-built and prefabricated tiny house shall meet the design standards for single-family residential except for the minimum dimensional requirements or required garage if having no more than one (1) dedicated sleeping area. A manufactured tiny home shall meet HUD and other industry requirements.
- 7.4** To obtain approval for the construction or installation of a tiny house, the applicant shall provide the following information to the Zoning Administrator:
- (a) One copy of typical specifications for proposed structures, including a description of design characteristics and material.
 - (b) Certification that the tiny house meets all applicable codes for the site-built residential or manufactured home.
 - (c) If the applicant is not the site owner, written notarized authorization from the site owner for the application.
 - (d) An analysis showing the potential visual and aesthetics impacts on adjacent properties.
 - (e) Additional information required by the Zoning Administrator for a determination that all applicable zoning regulations are met.
- 7.5** Construction plans shall meet all applicable building codes and be required to be placed on a permanent foundation and hooked up to an approved sewage disposal system, potable water service and electrical service.
- 7.6** All light, ventilation, and life safety requirements shall be met.
- 7.7** A tiny house shall have the following:
- (a) Dedicated kitchen area with a sink, cooking appliance, refrigerator, and

- clear working space of not less than thirty (30) linear inches.
- (b) separate bathroom with a toilet, lavatory, and shower or bathtub;
- (c) a separate closet.

ARTICLE 8

INFRASTRUCTURE REQUIREMENTS FOR TINY HOUSE PARK

8.1 Dimensional Requirements:

- (a) The minimum lot area per dwelling unit shall be 11,000 square feet;
- (b) The minimum lot width shall be 18 feet;
- (c) The minimum lot width shall be 50 feet;
- (d) The minimum front setback shall be 20 feet;
- (e) the minimum rear setback shall be 5 feet;
- (f) The sum of the side setbacks shall not be less than 10feet;
- (g) All homes must have porches or stoops sufficient to allow stretcher ingress and egress;
- (h) Each dwelling unit shall be provided with an area of private open space. The private open space shall contain a minimum of 200 square feet of usable space and shall be separated from the common open space with a small hedge, picket fence, or other similar visual separation.
- (i) All tiny homes shall maintain a minimum separation of 10 feet from other homes within the development. Flexible setbacks are permitted from lot boundaries to enable creative site design and to ensure the preservation of trees on site. The Zoning Administrator shall determine the appropriate setbacks with the developer during the site development review process.

8.2 Water Supply. An adequate, safe and portable supply of water shall be provided for the manufactured home. The source of the water shall be through a community water system. The construction drawings shall be prepared by an engineer licensed in the State of Georgia. Water mains shall provide a minimum flow of water of 500 gallons per minute for four minutes or 250 gallons per minute for two hours at the furthestmost point from the tank. Fire hydrants shall be provided at distances not greater than 1,000 feet from the most distant manufactured home. The water main may be located in the right-of-way but may not be located under the pavement. Water lines one inch in size shall be stubbed out to each lot before the street is surfaced. The water system shall be permitted community water system as required by the State of Georgia Safe Water Drinking Act. An approved, signed copy from the Environmental Protection Division of the water system plans must be submitted prior to final approval. A letter of certification is required from a licensed engineer stating the water system has been installed according to the plans and that it meets the water flow stated above.

8.3 Electrical equipment and installation. Lot/sites shall have all equipment and installations designed, constructed and maintained in compliance with the state

standard code.

- 8.4 Natural gas.** Gas lines will not be allowed in a right-of-way.
- 8.5 Sewage Disposal Systems.** An adequate and sewage system shall be provided and maintained in the tiny house park with a sewer connection to each housing unit. The Public Health Department shall approve all sewage system and/or septic tank types and installation. The park owner shall properly maintain sewer distribution lines and/or septic tanks in good working order.
- 8.6 Sanitary Sewage.** If a sanitary sewer is installed in a development, sanitary sewers shall be installed to the plans and specifications approved by and in accordance with the rules and administrative regulations of the Candler County Health Department. When the sewer line is located in a street right-of-way and it will be necessary to cut into the street surface to serve the abutting lots, a connection shall be stubbed-out of the property line to serve each lot prior to surfacing the street.
- 8.7 Soil.** The governing authority shall not approve a development where the soil conditions have been determined not suitable for development by the Candler County Health Department pursuant to local, state, and federal laws, regulations and standards.
- 8.8 Topsoil.** Topsoil shall not be removed from lots or used as spoil, but shall be redistributed so as to provide at least six inches to cover on the lots and at least four inches of cover between sidewalks and curbs, and shall be stabilized by seeding or planting.
- 8.9 Health, Safety, and Welfare.** In approving a Development Plan, the governing authority may attach additional conditions to protect the health, safety and welfare of both the occupants of the subdivision and mobile home park development and the occupants of the surrounding properties.
- 8.10 Lot/Site Drainage.** The ground surface shall be graded and equipped to drain all surface or storm water in a safe, efficient manner.
- 8.11 Storm drainage.** An adequate drainage system, including necessary open ditches, pipes, culverts, storm sewers, intersectional drains, drop inlets, bridges and other necessary appurtenances shall be installed by the developer according to plans and specifications approved by the county engineer prior to county approval.
- 8.12 Curb and gutters.** If concrete curbs or paved valley type gutters are required, they shall be installed in accordance with plans and specifications prepared by an engineer, registered surveyor or architect, and approved by the county engineer or the board of

commissioners or its designee.

- 8.13 Street grading and surfacing.** Street grading, base preparation, and surfacing shall be carried out by the developer according to plans and specifications approved by the county.
- 8.14 Street name signs.** Street name signs shall be installed at all intersections within a development. The location and design shall be approved by the board of commissioners or its designee.
- 8.15 Entrances.** The entrance and exit street(s) shall be designed to provide safe and convenient access between the public street and the community interior street system. At the sketch plan stage, the planning and zoning commission may limit the number of entrances, driveways, or curb cuts. At the preliminary and final plat stages, the zoning official shall coordinate with the county manager, county engineer, and public safety director with respect to entrances, driveways, or curb cuts. Design standards on county or state roads shall be consistent with all state, federal, and local laws and applicable ordinances, including the Georgia Department of Transportation Rules and all amendments or revisions in effect as of the date of the preliminary plat approval. At the sketch plan stage, the planning and zoning commission may consider safety as well as require available alternatives for reducing or increasing the number of entrances, driveways or curb cuts.
- 8.16 Identification signs.** An identification sign, including the name of the manufactured home park, and the name of the owner/manager or another designated individual who can act for the owner/ manager, measuring not less than ten square feet, and no more than 16 square feet, shall be placed on private property, close to the entrance of the park and readily visible from both directions of the public right-of-way. Signs may be located within the setback area. Signs shall not exceed a combined total of 150 square feet per park. The signs must be illuminated from dusk until dawn.
- 8.17 Fencing.** A six-foot high opaque fence shall be erected along all property lines which abut a residential district.
- 8.18 Lot Identification.** Each manufactured home lot shall be clearly defined by means of concrete, steel, or iron pipe markers placed at all comers. Lot identification numbers must be clearly visible from the lot to the road accessing it.
- 8.19 Sidewalks and driveways.** Sidewalks, walkways, driveways, parking spaces, roads, streets and similar areas on private property shall be kept in proper state of repair and maintained free from hazardous conditions.
- 8.20 Street System:**

- (a) In all developments, regardless of size, paving will be required for all streets, including private streets, within the development. All roads inside the development must be paved with either concrete or asphalt approved by the county engineer and zoning official.
- (b) There shall be a minimum of 20 feet totally unobstructed between the center of any two-way roadway and any manufactured home or accessory building.
- (c) There shall be a minimum of 15 feet totally unobstructed between the center of any one-way roadway and any manufactured home or accessory building.
- (d) No access roadway shall be located closer than 150 feet to any public street intersection.
- (e) Parks with less than 100 feet frontage are only allowed one combination ingress and egress road.
- (f) Roadway intersections within the manufactured home park shall be at least 150 feet apart.
- (g) All dead-end roadways shall terminate in a cul-de-sac with adequate turn-around room (must be approved by the county engineer).
- (h) Each site shall be accessible from abutting streets for all essential and emergency uses by vehicular equipment, including equipment used by public protective agencies (i.e., fire, police, ambulance services).
- (i) Traffic control signs (i.e., stop, yield, and speed limit), shall be placed throughout the community where necessary.
- (j) Each street shall have a permanent sign installed with a designated name or number identifying each street. (All street names must be approved by E911 prior to naming the streets).
- (k) Maintenance of streets and parking areas shall be the responsibility of the operator/manager of the manufactured home park; and the same shall be maintained in a condition suitable for emergency vehicle ingress and egress.
- (l) Any paved road and paved road system created for a mobile home park shall be privately maintained.

8.21 Paved parking:

- (a) Off-street parking areas or on-street parking lanes shall be provided for the use of park occupants and guests.
- (b) Each lot/site shall have a minimum of 400 square feet of parking to accommodate two automobiles. The 400 feet shall not be considered a portion of the required lot size for manufactured homes. A minimum of two paved parking spaces shall be provided for each manufactured home. Parking spaces shall be within 30 feet of the manufactured home. All parking spaces within a manufactured home community must also be paved with either concrete or asphalt approved by the county engineer and zoning official. Paved parking is not required for a travel trailer park or campground.
- (c) Driveways shall have a minimum width of ten feet.
- (d) All off-street parking areas shall have direct access to an interior street. A

direct driveway access shall not be permitted between the manufactured home lot and any exterior street.

8.22 Lot Specifications.

- (a) All manufactured home shall front upon a roadway.
- (b) A manufactured home shall not cover more than 35 percent of the lot on which it stands.
- (c) There shall be no storage or liquid or gas fuels within a Tiny House park, except as authorized by the local fire department or its authorized representative.
- (d) No pets shall be sheltered in the crawl space under the Tiny House.
- (e) Every Tiny House shall be numbered by a means to provide ready visibility from a roadway with three inches in height numbering made of a durable, clearly visible material and shall contrast with the color of the manufactured home. The numbering shall be placed next to the roadway, not more than ten feet away from the road access for the Tiny House park.

8.23 Accessory Structures. All accessory buildings shall be located in the rear or side yard only. No accessory building shall be located closer than 10 feet from the Tiny House or closer than ten feet from the side or rear lot lines.

8.24 Owner Responsibilities. Any manufactured home park owner that allows the placement of a manufactured home without a permit being issued shall be in violation of this ordinance. Such violation can result in a citation being issued to be heard in the Magistrate Court of Candler County.

8.25 Owner and/or Occupant Responsibilities. The owner and/or occupant of the property shall maintain all structures and properties in compliance with the requirements in Candler County's Tiny House Ordinance, general safety and aesthetic standards, except as otherwise provided for. A person shall not occupy as owner-occupant or permit another person to occupy premises which does not comply with the requirements of these standards.

ARTICLE 9

INFRASTRUCTURE REQUIREMENTS FOR COMBINATION PARKS

9.1 Combination mobile home and tiny house parks shall be developed as though both the mobile home park portion and the tiny house park portion were separate undertakings.

9.2 Both the manufactured home park portion and tiny house park portion shall fully comply with the regulations applicable to their particular development as provided herein, except that a tiny house park developed in combination with a manufactured house park shall not be located jointly with or share a common access to any public

street with any use other than the manufactured house park. Although both parks may share common facilities such as a park water and sewerage system, recreational areas and street system, the combined facilities shall not be less than required by each park.

ARTICLE TEN APPEALS PROCESS

- 10.1 Authority.** The Board of Commissioners shall hear and decide upon appeals where it is alleged that there is error in any requirement, determination or decision made by the County Administrator.
- 10.2 Appeal Process.** An appellant must file an appeal with the County Clerk in writing within ten (10) days of learning of a requirement, determination, or decision. The appeal shall contain a statement describing what is being appealed. The County Administrator will notify the appellant of the time, date and place of hearing.
- 10.3 Presentation of Evidence.** The County Administrator and the appeal shall be entitled to present evidence on the matter before the Board of Commissioners.
- 10.4 Decision.** The Board of Commissioners shall render its decision during the meeting at which the appeal is considered; however, by majority vote, the Board may continue the meeting until a time certain within ten (10) days. Decisions of the Board of Commissioners shall be final.

ARTICLE ELEVEN PENALTIES


- 11.1 Violations of Ordinance.** A violation of this Ordinance shall be a misdemeanor offense and shall be punished by a fine not to exceed \$1,000 and/or imprisonment of not more than twelve (12) months. After any Developer, person or entity has been notified by the governing authority or its designee that such person or entity is in violation of this Ordinance, each day of continued violation shall constitute a separate offense punishable by like fine. In addition to or in lieu of the foregoing, the governing authority may, whether by legal process or otherwise, seek to enjoin, correct and/or abate any violation of this ordinance.
- 11.2 Compliance.** If the governing authority determines that certain improvements to a subdivision or mobile home park development do not comply with the approved Final Development Plan or any other provisions of this Ordinance, the Developer or owner shall be deemed in violation of this Ordinance, and upon demand of the Board of Commissioners, shall immediately correct any deficiencies as required by the governing authority.

**ARTICLE TWELVE
LEGAL STATUS PROVISIONS**

- 12.1 Conflict.** In so far as the provisions of this Ordinance are inconsistent with the provisions or any other local laws, the provisions of this Ordinance shall control. Insofar as the provisions of the Ordinance are inconsistent with provisions of any State or Federal Law shall control.
- 12.2 Severability.** Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid such decisions shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be unconstitutional or invalid.
- 12.3 Repeal of Conflicting Ordinances.** Any and all ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.
- 12.4 Effective Date** This ordinance shall be in full force and effect upon adoption by the Candler County Board of Commissioners.

Adopted, approved and enacted this ___ day of March, 2024, at the called Meeting of the Board of Commissioners of Candler County.

CANDLER COUNTY BOARD OF COMMISSIONERS

By: 
Glynn Thrift, Chairman

Attest: 
Kellie Lank, Clerk

