

CITY OF NEWINGTON, GEORGIA

MANUFACTURED HOME ORDINANCE

Adopted by the Mayor and City Council of Newington

September 1998

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ARTICLE I
GENERAL PROVISIONS

1-1 Authority and Purpose.

The general planning authority contained in Article IX, Section 2, paragraph 4 of the 1983 Georgia State Constitution grants authority to the governing body of each county and municipality to regulate the placement of Manufactured Homes.

The purpose of this ordinance is to protect the health, safety and general welfare while allowing for the provision of affordable housing within the incorporated areas of Newington.

1-2 Jurisdiction.

These regulations control the placement of Manufactured Homes within the incorporated portions of Newington, Georgia.

1-3 Short Title.

This ordinance shall be known and may be cited as the "The Manufactured Home Regulations of Newington, Georgia."

1-4 Amendments.

For the purpose of protecting the public health, safety and general welfare, the City Council may from time to time propose amendments to these subdivision regulations.

(a) *Public Hearing:*

Before enacting an amendment to this ordinance, the City Council shall hold a public hearing thereon. The purpose of such hearing shall be to present to the public the proposed amendment, and to receive comments thereon from the public.

(b) *Public Notice:*

Public notice of the hearing on a proposed amendment shall be given at least fifteen (15), but not more than forty-five (45) days prior to the scheduled public hearing, the Administrative Official shall file a notice of public hearing which shall be published in the newspaper of general circulation in Screven County setting forth the time, place, and purpose of the hearing. Such notice shall indicate the nature of the proposed amendment to these regulations.

1-5 Variances.

Where the City Council finds that extraordinary hardships may result from strict compliance with these regulations due to unusual topographic, health, public safety, other conditions beyond the control of the applicant, it may vary the regulations so that substantial justice may be done and the public interest secured, provided, however, that such variation will not have the effect of nullifying the intent or purpose of these regulations. Any variance thus authorized is required to be entered into the minutes of the City Council along with the circumstances that justified the Variance granted.

1-6 Continuance of Non-conforming Uses.

The lawful use of land existing at the time of the enactment or subsequent amendment of this ordinance may be continued even though such use does not conform with provisions of this ordinance except that the non-conforming structure or use shall not be:

- (a) Changed to another non-conforming use;
- (b) Re-established after discontinuance for one (1) year;
- (c) Extended or enlarged beyond its size at the time the structure or use become non-conforming; or
- (d) Rebuilt, altered, repaired or replaced after incurring damages exceeding 50 percent of its replacement cost at the time or condition except in conformity with this ordinance. A non-conforming Mobile Home may not be replaced after it is removed from the property.

1-7 Fees.

Reasonable fees sufficient to cover the cost of administration, inspection and similar matters may be charged to applicants for permits as required by this ordinance. The amount of the fees charged shall be as set forth by the City of Newington.

1-8 Enforcement and Penalties.

- (a) *Enforcement:* The governing authority of Newington shall have the authority and responsibility to appoint an Enforcement Officer. It shall be the duty of such appointed officer to enforce the provisions of these regulations.

- (b) *Penalties for Violation:* Any person found in violation of any provision of the ordinance shall be subject to a fine of not more than \$500.00 per violation and shall be guilty of a misdemeanor and upon conviction, shall be punished according to the law. Each offense shall constitute a separate offense for each day such violation continues.

- (c) *Civil Enforcement.:* Appropriate actions and proceedings may be taken in law or in equity to prevent any violation of these regulations, to prevent unlawful placement, to recover damages, to restrain, correct, or abate a violation and to prevent illegal occupancy of a building structure or premises. These remedies shall be in addition to the penalties described above.

ARTICLE II

DEFINITIONS

2-1 General Definitions.

For the purposes of this ordinance and in order to carry out the provisions and intentions as set forth herein, certain words, terms and phrases are to be used and interpreted as herein defined:

- “City” means the City of Newington, Georgia.
- “Governing Authority” means the Mayor and City Council of the City of Newington, Georgia.
- “Administrative Official” means the person designated by the City of Newington to administer the requirements of this ordinance.
- Words used in the present tense include the future tense.
- Words used in the singular include the plural, and words used in the plural include the singular.
- The word “shall” is always mandatory.
- The word “person” includes a firm, association, organization, partnership, trust company, or corporation as well as an individual.
- The word “lot” includes the word “plot” or “parcel”.
- The word “building” includes the word “structure”.
- The word “used” or “occupied”, as applied to any land or building, shall be construed to include the words “intended, arranged, or designed to be used or occupied”.

Terms not herein defined shall have the meaning customarily assigned to them. The following words, terms and phrases are hereby defined as follows and shall be interpreted as such throughout this ordinance:

2-2 List of Definitions.

Building: Any structure having a roof and intended for the shelter, housing or enclosure of persons, animals or chattels.

Building Permit: A written permit of certification issued by the Administrative Official permitting the placement of a manufactured home within the City.

Dwelling Unit: A structure or a portion of any structure designed, arranged and used for living quarters for one (1) or more persons living as a single housekeeping unit with cooking facilities, but not including units in hotels, motels, boarding houses or like uses.

Dwelling, Single-Family: A structure containing not more than one (1) dwelling unit designed for residential use, which meets or exceeds the following standards:

- (1) Minimum width in excess of 12 feet.
- (2) Minimum heated living area of 600 square feet.
- (3) The roof shall have a minimum 2:12 roof pitch and shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass or metal tiles, slate, built up gravel materials, or other materials approved by the building official.
- (4) The exterior siding materials shall consist of wood, masonry, concrete, stucco, masonite, metal or vinyl lap or other materials of like appearance.
- (5) Be attached to a permanent foundation.
- (6) Be constructed according to standards established either by the State Minimum Standard Codes as amended from time to time for site-built homes, or the National Manufactured Housing Construction and Safety Standards Act for manufactured homes, or the State of Georgia Industrialized Building Act for residential industrialized buildings. Each of these codes shall be applicable to the specific structure to which it applies.

Health Officer: The Director of the Screven County Health Department or his/her authorized representative.

Manufactured Home: A structure defined by and constructed in accordance with the Federal Manufactured Home Construction and Safety Standards Act of 1974 as amended, 42 U.S.C. 5401, et seq. (HUD Code), adopted June 15, 1976 . The definition at the date of adoption of this part is as follows:

“Manufactured Home” means 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, or, when erected on site, is three hundred twenty (320) or more square feet, 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; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under this title.

Manufactured Home Community: A contiguous parcel of land under single ownership which has been planned and improved for the placement of three (3) or more manufactured homes for residential occupancy.

Manufactured Home Community Development Permit: The development permit issued by Newington pursuant to the requirements and procedures set forth in this ordinance.

Manufactured Home Community Management: The person who owns or has charge, care, or control of the Manufactured Home Community.

Manufactured Home Community Street: A street which affords principal means of access to Manufactured Home lots or auxiliary buildings from any adjacent public street.

Manufactured Home Lot/Site: A parcel of land for the placement of a single Manufactured Home and for the exclusive use of its occupants.

Manufactured Home Stand: That part of an individual lot which has been reserved for the placement of one Manufactured Home unit.

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 or, when erected on site, is three hundred twenty (320) or more square feet 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

manufactured prior to June 15, 1976 (GA Law O.C.G.A. 8-2-160, #6).

Travel Trailer/Recreational Vehicle: A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel and recreational purposes, having a body width not exceeding eight (8) feet.

Person: Any individual, firm, trust, partnership, public or private association, or corporation.

Sewer Connection: The connection consisting of all pipes, fittings and appurtenances between the drain outlet of a Manufactured Home and the inlet of the corresponding sewerage system serving the individual lot or Manufactured Home Community.

Skirting: A durable material used to completely enclose the space from the bottom of the Manufactured Home to grade.

Water Connection: The connection consisting of all pipes, fittings and appurtenances between the water inlet pipe of the Manufactured Home and the outlet of the corresponding water riser pipe of the water supply serving the individual lot or Manufactured Home Community.

No Building Permit or Certificate of Occupancy shall be issued for any Mobile or Manufactured Home with a manufacture date greater than 15 years prior to the date of application.

This paragraph was adopted by the City Council on December 14, 2006.

ARTICLE III

PROVISION FOR MANUFACTURED HOUSING

3-1 Purpose.

The purpose of this Article is to provide standards and regulations to protect the health, safety and general welfare of the residents of Newington, Georgia. The City recognizes that Manufactured Housing meets the needs of City residents for affordable housing and is compatible with site-built housing if developed in accordance with comparable standards. These regulations shall govern the use and operation of all Manufactured Homes on single lots within the incorporated limits of the City of Newington. It is the intent of this Article to empower the Administrative Official, the County Health Department and the County Tax Commissioner to review and issue, if all requirements are met by the applicant, the appropriate permits and decals for Manufactured Homes within the incorporated limits of the City of Newington.

3-2 Utilities.

Utility services such as water, sewer, gas and electricity shall not be provided to any Manufactured Home until the Administrative Official determines that the requirements of this ordinance have been met. The Administrative Official shall then issue a Certificate of Occupancy as described in Section 3-5 of this ordinance.

3-3 Location Disclosure and Decal Requirement.

Registration: Every person, firm, corporation, or other entity holding title to or possessing a Manufactured Home which is placed or located within the limits of Newington, shall report the location of, and obtain a location decal for, said Manufactured Home, from the Tax Commissioner of Screven County, Georgia annually, no later than April 1 of each year. Such location decal shall be designed in such manner and affixed to the Manufactured Home in such manner as to cause it to be easily visible for inspection.

3-4 Building Permit Required.

Any owner of a Manufactured Home, whether locating or relocating said Manufactured Home within the City, shall file an application and fee (Fee as established by the City) for a Building Permit (Moving Permit) with the Administrative Official. If City water and sewer are available, all water and sewer tap fees must be paid prior to obtaining a Building Permit. The Administrative Official shall inspect the site and shall issue a Building Permit if the site is appropriate for placement of a Manufactured Home and the requisite water and sewer fees have been paid.

It is a violation of this ordinance for any mover, hauler, person or other entity to move a Manufactured Home into or within the limits of the City without first obtaining a Building Permit (Moving Permit) from the Administrative Official authorizing such location or relocation.

3-5 Certificate of Occupancy.

No Manufactured Home shall be occupied or used until after the Building Inspector shall have issued a Certificate of Occupancy therefor. The Certificate of Occupancy shall be evidence that these regulations have been met and Utility service as described in Section 3-2 above may then be provided.

3-6 Administrative Procedures.

- (a) Only HUD Code or DCA approved *Manufactured Homes*, as defined in Article 2, will be permitted to locate in Newington for residential purposes.
- (b) *Site Requirements:* All Manufactured Homes must be located on an approved site where the minimum lot size shall be Ten Thousand (10,000) square feet.
- (c) *Application Procedure:* A Building Permit (Moving Permit) to move a Manufactured Home into or within the City for occupancy shall not be issued by the Administrative Official until the following conditions have been met in accordance with established administrative procedures:
 - (1) *Location Decal:* A valid location decal must be issued from the Tax Commissioner's Office of Screven County and attached to the Manufactured Home.
 - (2) *City Water and Sewer tap fees:* If City water and sewer are available, all water and sewer tap fees must be paid prior to obtaining a Building Permit.
 - (3) *Sanitary Permit:* If a well or septic tank is to be used as the method of providing water or sewage disposal for the Manufactured Home, a health permit must be obtained from the Screven County Health Department.
 - (4) *Building Permit:* Once these conditions have been met, the applicant must file an application and fee (Fee as established by the City) for a Building Permit (Moving Permit) with the Administrative Official.
 - (5) Once the Building Permit has been issued by the Administrative Official, a Manufactured Home may be moved into the City or within the City and

installed for occupancy.

- (6) Installation must comply with Section 7-7 below in order to obtain a Certificate of Occupancy from the Building Official. Such approval is necessary to obtain permanent water, sewer, gas and electrical service.

- (d) *Provision For Temporary Power After the Issuance of a Building Permit:* The Building Official is authorized to permit the applicable Power Company to provide temporary power not to exceed 110 volts for the express purpose of completing necessary construction and installation of the Manufactured Home. This provision does not authorize permanent power hook-up or occupancy of the Manufactured Home. It shall be unlawful for temporary power to be utilized on a permanent basis or for occupancy of said Manufactured Home.

- (e) The above requirements do not apply to recreational vehicles because they are not acceptable for permanent occupancy and may be used for a maximum of ninety (90) consecutive days as a temporary residence. All recreational vehicles must display a current state license before movement. A Building Permit (Moving Permit) will not be issued for recreational vehicles.

3-7 **Manufactured Home Installation Requirements**

- (a) *Utility Connections.* All manufactured homes must be permanently connected to water, sewerage and electrical service.
- (1) *Water.* Water service shall be public. Connection procedures must meet the most current Southern Standard Plumbing Code requirements and must be freeze proof above and below ground. Water connection must be inspected and approved by the Administrative Official.
 - (2) *Sewer.* Plumbing for sewerage or septic system must meet the Southern Standard Plumbing Code and any Screven County Health Department requirements. The sewerage system must be approved by the Administrative Official.
 - (3) *Electrical.* Electrical service must meet requirements of the most recent National Electrical Code. Electrical connection must be inspected and approved by the Administrative Official prior to authorization to the servicing power company to install permanent power service.
- (b) *Foundation.* All Manufactured Homes must be installed on a pier system, installed with permanent skirting, secured with tie down devices and provided with steps and landings. The installation of all required foundation requirements must be inspected and approved by the Administrative Official.
- (1) *Pier System.* Piers or load-bearing supports or devices shall be designed and constructed to evenly distribute the loads. Piers shall be securely attached to the frame of the mobile home or shall extend at least six (6) inches from the centerline of the frame member. Manufactured load-bearing supports or devices shall be listed or approved for the use intended, or piers shall be constructed as follows:
 - A. Piers less than forty (40) inches in height shall be constructed of open or closed cell, eight (8) inches by eight (8) inch by sixteen (16) inch concrete blocks (with open cells vertically placed upon the footer). Single-stacked block piers shall be installed with the sixteen (16) inch dimensions perpendicular to the main (I-beam) frame. The piers shall be covered with a two (2) inch by eight (8) inch by sixteen (16) inch wood or concrete cap.

- B. Piers between forty (40) and eighty (80) inches in height and all corner piers over three blocks high shall be double blocked with blocks interlocked and capped with a four (4) inch by sixteen (16) inch by sixteen (16) inch solid concrete block, or equivalent.
 - C. Piers over eighty (80) inches in height shall be constructed in accordance with Section 3-7(b)(1)) above and they shall be laid in concrete mortar and steel reinforcing bars inserted in block cells with the block cells filled with concrete.
 - D. All piers shall be placed on footings of solid concrete not less than sixteen (16) inches by sixteen (16) inches by four (4) inches.
- (2) *Skirting.* Installation of skirting shall be required. Installation shall be in accordance with the manufacturer's installation instructions. Acceptable materials may include masonry, stone or brick material for the purpose of skirting.
- (3) *Tie Down.* Each Manufactured Home shall have tie-downs or other devices securing the stability of the manufactured home as per Installation of Manufactured Homes and Mobile Homes rules and regulations established and published by Georgia Safety Fire Commissioner (O.C.G.A. 8-2-160 et seq.).
- A. The requirements for units fourteen (14) feet and less in width require two types of anchorage; (i) over the top tiedowns to restrict overturning and (ii) frame tiedowns to restrict the unit from being pushed from its piers.
 - B. The requirements for units over fourteen (14) feet in width ("Double-wides") require frame tiedowns, only.
- (4) *Steps and Landings.* Steps and landings are required for all homes and shall be constructed to the standards set forth in Chapter XI, Section 1113 - Stairway Construction of the Standard Building Code.
- (c) Permanent connection of recreational vehicles to water, sewer or electrical service is prohibited. Installation of recreational vehicles on piers and jacks permanently is also prohibited.

3-8 Manufactured Homes as Single-Family Dwellings.

- (a) *Permitted locations.* Manufactured homes qualifying as Dwelling, Single-family shall be allowed in all locations and shall be regulated uniformly with other housing constructed on site, subject to requirements and limitations set forth in this ordinance.
- (b) Compatibility Standards for Manufactured Homes meeting the Definition of Dwelling, Single-Family are as follows:
 - (1) Manufactured Homes qualifying as a Dwelling, Single-Family shall be compared to site built and other housing in the immediate general area. Approval shall be granted upon the finding that the manufactured home is substantially similar or superior in size, siding material, roof material, foundation and general aesthetic appearance to: (i) site-built or other forms of housing which may be permitted in the same general area under this ordinance or (ii) existing development or (iii) proposed development in the same area.
 - (2) All towing devices, wheels, axles and hitches must be removed.
 - (3) At each exterior door there must be a landing that is a minimum of thirty-six inches by forty-eight inches (36" X 48").

3-9 Other Manufactured Homes used for Residential Purposes

- (a) *Permitted locations.* Manufactured homes which do not meet the definition of Dwelling, Single-Family shall be permitted within areas designated as Manufactured Home Communities, as defined in Article IV of this ordinance.
- (b) *Limitations:* No Mobile Home, as defined in this ordinance, is permitted to be moved into the City of Newington for use as a Residential dwelling.

ARTICLE IV
MANUFACTURED HOME COMMUNITY
REQUIREMENTS

4-1 Jurisdiction.

These regulations shall govern the construction, use and operation of all Manufactured Home Communities within Newington.

4-2 Registration.

Every person, firm, partnership, corporation, or other entity owning or operating a Manufactured Home Community, and each such entity engaged in the sale or rental of Manufactured Homes or lots upon which to place them, shall furnish the Tax Assessor of Screven County on January 1 of each year with a complete list of all Manufactured Homes parked, rented or otherwise located upon the property of the entity or in a Manufactured Home Community operated by the entity.

4-3 Development of a Manufactured Home Community Plan

- (a) A Manufactured Home Community plan shall be developed and drawn to a scale of one (1) inch to one hundred (100) feet and shall include the following:
- (1) The name of the rental community, the name(s) and address(es) of the owner(s) and the names and addresses of the designer or surveyor;
 - (2) The date, scale and north arrow;
 - (3) The boundaries of the rental community;
 - (4) The site plan of the community showing streets, driveways, open areas, parking spaces, service buildings, water courses, easements and manufactured home spaces;
 - (5) Name(s) of adjoining property owner(s);
 - (6) The identification of all gas, water, electric, telephone, television cable, and sewage lines that will serve the community. Street lights, solid waste containers and surface water drainage plans shall also be shown on the plan.

- (b) *Review and approval plan.* Before a permit is issued for construction of a Manufactured Home Community, the plan for the community must be submitted to the Mayor and City Council who are in charge of plan approvals to insure that the proposed Manufactured Home Community meets the standards of this ordinance. If the plan meets the standards of this ordinance, the Mayor and City Council shall grant permission for construction of the Manufactured Home Community.

4-4 Development Standards.

- (a) *Density and Area.*

- (1) The maximum density within a Manufactured Home Community shall not exceed four (4) units per acre.
- (2) A Manufactured Home Community shall front on a public street, shall have a minimum frontage of fifty (50) feet on the public street and shall contain a minimum area of five (5) acres.

- (b) *Setbacks.*

- (1) *Along Public Streets.* There shall be a fifty (50) feet minimum building line along all exterior park boundaries which abut a public street.
- (2) *Along Rear and Side Property Lines.* All community exterior boundaries not adjacent to a public street shall be provided with a twenty five (25) feet minimum building line.
- (3) *Along Community Streets.* There shall be a minimum distance of fifteen feet (15 ft.) between the manufactured home and any abutting community street.
- (4) *Required Separation Between Manufactured Homes.* Manufactured Homes shall be separated from each other and from other buildings and structures by at least thirty feet (30 ft.). Porches and decks without opaque tops or roofs shall for the purposes of separation requirements, be excluded from this requirement.

- (c) **Lot Area.** Manufactured home lots/sites shall have a minimum lot width and area as follows:

Lots/Sites served by community or public water and sewers:

Single-Section Homes

Hundred feet (100 ft.) wide
One hundred feet (100 ft.) depth
10,000 square feet minimum

Multi-Section Homes

Hundred feet (100 ft.) wide
One hundred feet (100 ft.) depth
10,000 square feet minimum

- (d) **Community Improvements.**

(1) **Paving, Soil and Ground Cover Requirements.** Exposed ground surfaces in all parts of every manufactured home community shall be paved, covered with crushed stone, or other solid material, or protected with grass or other vegetative cover that is capable of preventing soil erosion and of eliminating objectionable dust.

(2) **Lot/Site Drainage Requirements.** The ground surface in all parts of every manufactured home community shall be graded and equipped to drain all surface or storm water in a safe, efficient manner.

- (e) **Accessory Storage Buildings.** One accessory storage building is allowed on an individual lot. The storage building is to be located in the rear of the lot behind the Manufactured home and may be located within two (2) feet of the rear line of the individual lot/site. The maximum size of the storage building shall not exceed one hundred twenty (120) square feet in size and shall only be used for storage of items of the person(s) living in the Manufactured Home.

- (f) **Recreation Areas.** Recreation areas designed for the common use of residents shall comply with the following provisions:

(1) In all parks accommodating or designed to accommodate 25 or more Manufactured Homes, there shall be one or more recreation areas.

(2) The size of such recreation areas shall be based upon a minimum of one hundred (100) square feet for each lot/site in the Manufactured Home Community.

(3) Recreation areas shall be located as to be free of traffic hazards.

4-5 Manufactured Home Community Street System and Vehicle Parking.

(a) ***Community Street Systems.*** Community street systems shall meet the following standards:

- (1) The entrance and exit street or streets shall be designed to provide safe and convenient access between the public street and the community interior street system.
- (2) All community streets shall be paved, and must be constructed to any and all Screven County Engineering Standards. Minimum pavement widths shall be twenty (20) feet for two way traffic; fourteen (14) feet for one way traffic and a minimum of an additional seven (7) feet shall be provided for each parking lane, if provided.
- (3) Each site shall be accessible from abutting streets for all essential and emergency uses by vehicular equipment, including equipment used by public protective agencies such as fire, police, ambulance services.
- (4) The street layout shall be designed to provide for the continuous flow of traffic, with cul-de-sacs, with a minimum radius of fifty (50) feet, being permissible.
- (5) Traffic control signs such as "stop," "yield," and "speed limit", shall be placed throughout the community where necessary.
- (6) Each street shall have a permanent sign installed with a designated name identifying each street.
- (7) Streets and parking areas shall be maintained by the management of the Manufactured Home Community.
- (8) Street lighting shall be provided throughout the community.

(c) ***Vehicle Parking.*** Off-street parking areas or on-street parking lanes shall be provided for the use of park occupants and guests.

- (1) A minimum area of four hundred (400) square feet of paved parking shall be provided for each lot/site for two (2) automobiles.
- (2) Driveways shall have a minimum width of ten (10) feet.
- (3) All off-street parking areas or spaces shall have direct access to an interior

street; no direct driveway access shall be permitted between manufactured home lots to any exterior street.

4-6 Manufactured Home Stands and Required Improvements.

- (a) *Tie Downs:* Each Manufactured Home shall have tie-downs or other devices securing the stability of the Manufactured Home as per Installation of Manufactured Homes and Mobile Homes rules and regulations established and published by Georgia Safety Fire Commissioner (O.C.G.A. 8-2-160 et seq.).
- (b) *Foundations:* Foundations shall be installed in accordance with the Installation of Manufactured Homes and Mobile Homes rules and regulations established and published by Georgia Safety Fire Commissioner (O.C.G.A. 8-2-160 et seq.).
- (c) *Steps and Landings:* Steps and landings are required for all homes and shall be constructed to the standards set forth in Chapter XI, Section 1113 - Stairway Construction of the Standard Building Code.
- (d) *Skirting:* Installation of skirting shall be required. Installation shall be in accordance with the manufacturer's installation instructions. Acceptable materials may include masonry, stone, metal, vinyl, or other materials manufactured for the purpose of skirting.

4-7 Water Supply, Sewage and Refuse Disposal and Utilities.

- (a) *Water Supply:* An adequate, safe and potable supply of water shall be provided for the Manufactured Home Community. The source of the water supply shall be through a public water system with the community connecting to the water lines.
- (b) *Sewage Disposal:* An adequate and safe sewage disposal system shall be provided in the manufactured home community. Collection systems and sewage treatment facilities shall be approved by the Health Officer or the Georgia Department of Human Resources, Environmental Protection Division.
- (c) *Refuse:* The storage, collection and disposal of refuse in the manufactured home community shall be so conducted as to prevent health hazards, rodent harborage or insect breeding areas.
- (d) *Electrical Equipment and Installation:* Lot/sizes and communities shall have all equipment and installations designed, constructed and maintained in compliance with the National Electrical Code (NFPA).

ARTICLE V

LEGAL STATUS PROVISIONS

5-1 Validity of Ordinance.

Should any Article, clause or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, such action shall not affect the validity of the ordinance as a whole or any part hereof other than the part so declared to be invalid; each Article, clause and provision hereof being declared severable.

5-2 Conflict with Other Laws.

Whenever the provisions of any other statute require more restrictive standards than are required by the regulations and provision of this ordinance, the provisions of such other statute, resolution or ordinance shall govern.

5-3 Enactment of this Ordinance.

The adoption of this ordinance shall operate as a repeal of all ordinances and parts of ordinances in conflict herewith.

5-4 Effective Date.

This ordinance shall take effect from and after the effective date of its passage and adoption by the Mayor and City Council of Newington, Georgia.

Adopted this _____ day of _____, 1998.

BY: _____
Mayor

ATTEST: _____
City Clerk

Member

Member

Member

Member

Member