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## **Basic Mobile Home Requirements For The Town of Williamston**

The following information is intended to give a general idea of the requirements necessary for someone to locate a Mobile Home in the Town of Williamston. This information is not intended to be complete but only give a prospective mobile home purchaser the basic requirements needed to bring a mobile home into the town limits of Williamston.

1. The property where the home is to be placed must currently be zoned either R-3 or R-4.
2. The fact that a mobile home is currently, or was once on the property where the home is to be placed, does not automatically qualify that property for mobile home use.
3. Portions of the Zoning Ordinance for the Town of Williamston relating to construction standards requirements, property line set-back requirements and other related information are attached.
4. A legal survey and plat of the proposed property to be used must be obtained before making a request for approval from the Williamston Planning Commission.
5. All requests for mobile home use in the Town of Williamston must be approved by the Williamston Planning Commission.

If in violation of this ordinance, written notice shall be submitted to the owner or permittee of the parked or stored vehicle that such vehicle shall be removed within thirty (30) days from the date of such notice or be subject to the penalties detailed in Section 911. This section shall be enforced by the Town of Williamston Police Department.

### **Section 817 Junkyards**

It is hereby found that automobile graveyards and junkyards are inherently dangerous and a nuisance and should be prohibited. In addition, existing junkyards should be regulated and shall be subject to the following additional standards:

- A. no person shall establish, operate, or maintain a junkyard, any portion of which is visible from an adjacent property, or street right-of-way unless it is screened by natural objects, plantings, fences, or other means approved by the BZA;

### **Section 818 Manufactured Home Standards**

All mobile homes brought into the Town of Williamston or relocated within the town subsequent to the adoption of this ordinance shall be required to be in compliance with each of the following requirements:

- 818.1** A manufactured home is defined as any dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying it is built in compliance with the federal Manufactured Home Construction and Safety Standards (24 CFR 3280).
- 818.2** No Certificate of Occupancy shall be issued for any mobile home originally brought into the Town of Williamston or relocated within the Town subsequent to the adoption of this ordinance unless a Certificate of Zoning Compliance shall have been issued by the Zoning Administrator, to certify that the mobile home is in full compliance with this ordinance.
- 818.3** All mobile homes subject to this ordinance shall meet or exceed the most current construction standards promulgated by the U.S. Department of Housing and Urban Development, as well as the South Carolina Manufactured Housing Board, including:
  - A. A permanent landing and steps with handrails are required for each outside doorway. The structure must include steps which lead to ground level. The landing, handrails, and steps must meet the requirements below:
    - 1. A minimum 4ft. by 4ft. landing shall be required outside of each exit door.
    - 2. The landing shall not be more than 8 ½ inches below the threshold.
    - 3. Steps shall be 8 ¼ inches maximum in height. Treads shall be a minimum of 9 inches wide.
    - 4. All wood components in contact with the ground must be treated and approved for ground contact.
    - 5. If steps are 30 inches or greater in height, permanent handrails are to be installed.
  - B. The pitch of the roof must have a minimum vertical rise of 2 ½ feet for every twelve feet of horizontal run, and the roof must be finished with a type of shingle that is commonly used in conventional residential site-built dwellings.

- C. The exterior siding shall consist of wood, hardboard, or vinyl comparable in composition, appearance and durability to the exterior siding commonly used in conventional residential site-built dwellings.
- D. Skirting or a curtain wall, unpierced except for required ventilation and access door, must be installed and maintained so that it encloses the area under manufactured multi-section homes and modular porches, decks, or other additions to ground level. The foundation skirting or curtain wall may be of brick, masonry, or vinyl or similar materials designed and manufactured for permanent outdoor installation. Materials used for skirting should be erected so as not to create a fire hazard and shall be maintained in a state of good repair. The skirting or curtain wall must be installed before a Certificate of Occupancy may be issued.
- E. The home must be placed upon footings and piers which meet the requirements of the Manufacturer's Installation Manual. Should the manufacturer's instructions not be available, this following shall apply:
  - 1. Footings - The base of all piers shall be comprised of a solid masonry block at least 3,000 psi strength. Piers less than 80" in height shall use blocks 16" X 16" X 4" in size. Piers more than 80" in height shall use blocks 24" X 24" X 6" in size.
  - 2. Piers - Piers less than 36" in height shall use 8" X 16" concrete block with open cells vertical.
  - 3. The piers shall be covered with a 2" X 8" X 16" wood or 4" masonry cap.
  - 4. All piers between 36" and 80" in height and all corner piers must be double blocked (8" X 16" blocked inter-locked) and capped with a 4" X 16" X 16" pressure treated pier cap or a 4" masonry cap.
  - 5. Piers over 80" in height require engineering.
- F. National Manufactured Housing Construction and Safety Standards Act or the Manufacturer's Installation Manual. Should the manufacturer's instructions not be available, the table below shall be used.

Multiple section manufactured homes require only the diagonal ties specified in Column C. The tongue, axles, transporting lights and towing apparatus must be removed from the manufactured home after placement on the lot and before occupancy.

(A) Length of Home (Feet)	(B) Number of Vertical Ties	(C) No. of Diagonal Ties Per Side	Minimum Number of Anchors
Up to 40	2	4	8
40 to 46	2	4	8
46 to 49	2	5	10
49 to 54	3	5	10
54 to 58	3	5	10
58 to 64	3	6	12
64 to 70	3	6	12
70 to 73	3	7	14
73 to 78	4	7	14

**Section 819 Uses Not Expressly Permitted Or Conditional**

Uses designated as "permitted uses" and "uses permitted with conditions" are allowed in a district as a matter of right. Uses classified as "conditional uses" are permitted upon approval of a development plan approved by the Zoning Administrator. Unless a use is allowed as a "permitted", "conditional", "nonconforming", or "temporary" use, then such use is prohibited.

It is recognized that new types of land use will develop within the Town of Williamston that are not anticipated by this Ordinance. In order to provide for such changes and contingencies, the classification of any new or unlisted land use shall be made by the Planning Commission to determine if the use can reasonably be interpreted to fit into a similar use category described in the Ordinance. The Town Council may make a final determination after conducting a public hearing.

**Section 820 Conditional Uses**

Conditional uses, as set forth in Article IV of this Ordinance, are declared to possess characteristics which require certain controls in order to insure compatibility with other uses in the district within which they are proposed for location. Conditional uses shall be permitted subject to a determination by the Zoning Administrator that they conform to all regulations set forth herein and elsewhere in this ordinance, with particular reference to those requirements established for those districts in which they are proposed for location.

Applications for permission to build, erect, or locate a conditional use shall be submitted and processed in accordance with the regulations set forth in this Article, prior to the issuance of any permits.

**Section 821 Special Exceptions**

Special exceptions, as set forth in Article IV of this ordinance, are declared to possess characteristics which require certain controls in order to insure compatibility with other uses in the district within which they are proposed for location.

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**Section 405 MHSD – Manufactured Home Subdivision District**

**405.1 Purpose.** The MHSD District comprises areas developed or to be developed for placement and occupancy of manufactured homes for residential purposes on individually owned lots in manufactured home subdivisions. Regulations are designed to stabilize and protect the residential character of the zone, to promote and encourage a suitable family environment, and to prohibit all incompatible activities. Regulations encourage development, providing open spaces comparable with those of low density multifamily residential areas. Certain essential and complementary uses are also permitted under conditions and standards which ensure protection of the character of the zone.

**405.2 Permitted Uses.** The following uses shall be permitted in any MHSD Zoning District:

- A. Any use, together with the conditions attached thereto, permitted in the R-3 district subject to all of the requirements of that district.

**405.3 Conditional Uses.** The following uses shall be permitted in any MHSD Zoning District subject to the conditions of this section, unless otherwise noted, and Article IX, Section 911 and 912:

- A. All conditional uses permitted in the R-3 district shall be permitted in the MHSD district on a conditional basis subject to the conditions set forth for the district in which the use is originally listed.

**405.4 Special Exceptions.** The following uses shall be permitted in the MHSD Zoning District as a special exception, subject to the conditions of this article and Article IX, Section 913:

- A. Bed and Breakfast Inns, subject to the conditions of Section 401.4

**405.5 Prohibited Uses.** The following uses are prohibited in the MHSD Zoning District.

- A. No activity that does not fall within the parameters of Sections 405.2, 405.3 or 405.4 shall be permitted within the MHSD Zoning District. The following uses are expressly prohibited in order to increase ordinance clarity:
  - Sexually Oriented Businesses
  - Cellular Towers
  - Tattoo Parlor

**405.6 Dimensional Requirements.** Uses permitted in the MHSD Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record as of the effective date of this ordinance may be subject to the relief provided in Article III, Section 303 of this ordinance.

<p><b><u>Minimum Lot Area:</u></b> 10,000 sq. ft.</p>	<p><b><u>Minimum Lot Width:</u></b> 30 feet at front ROW line 50 feet at building line</p>
<p><b><u>Minimum Building Setbacks:</u></b> Front: 25 feet Side: 10 Feet Rear: 25 Feet For exceptions see Article VIII, Sections 804-808</p>	<p><b><u>Accessory Structure Setback:</u></b> 5 ft (side and rear)</p>
<p><b><u>Maximum Buildings Height:</u></b> 35 Feet except as provided for in Article VIII, Section 812.</p>	<p><b><u>Front Yard porch Encroachment:</u></b></p>

**405.7 Parking and Loading.** Uses permitted in the MHSD Zoning District shall meet the parking and loading standards set forth in Article V.

**405.8 Signs.** Signs permitted in the MHSD Zoning District, including the conditions under which they may be located are set forth in Article VI.

**405.9 Bufferyard Requirements.** Where a mobile home park abuts any other district or where a conditional use abuts any residential district, a bufferyard in compliance with Article VII of this ordinance shall be required along abutting property lines.

**405.10 General and Supplementary Regulations.** Uses permitted in the MHSD Zoning District shall meet standards set forth in Article VIII.

**405.11 Street Planting Strips.** Except for single family structures, in all front setbacks, a strip not less than six (6) feet in width shall be provided along the street line on the property, which shall be planted and maintained in grass with street trees or in shrub planting or as may be required in approval of the site plans. Signs shall not be erected in this area with the exception of official traffic and regulatory signs.

**405.12 Manufactured Home Standards.** All manufacture homes located in a MHSD Zoning District are subject to the mobile home standards in Article VIII, Section 817 of this ordinance.