

ARTICLE I. –IN GENERAL

Sec. 10-1. - Definitions.

As used in this article, the following terms shall have the respective meanings ascribed to them:

Accessory structure: A detached subordinate building or structure located on the same site as the mobile home which it serves.

Cul-de-sac: A driveway having one (1) end open to traffic and the other end terminated by a vehicular turnaround; a dead-end driveway.

Inspector: The official charged with the responsibility of administering this article.

Mobile home: A non-self-propelled vehicle or conveyance that is towable and supported on its own chassis, permanently equipped to travel upon the public highways, that is used either temporarily or permanently, as a residence or living quarters. Such unit shall be considered a mobile home whether or not the wheels have been removed and whether or not it is set on jacks, skirts, masonry blocks or other foundation.

(1) Double-wide mobile home: A double-wide mobile home is considered a single-family home consisting of two (2) sections, each mounted on its own chassis, and combined horizontally at the site.

(2) Expandable mobile home: An expandable mobile home is a mobile home with one (1) or more room sections that fold, collapse or telescope into the principal unit when being transported and which can be expanded at the site to provide additional living area.

(3) Duplex mobile homes: Duplex mobile homes are not authorized.

Mobile home lot: That portion of a mobile home park reserved for occupancy by a single mobile home unit and its accessory buildings or structures and uses.

Mobile home park: A parcel of land owned by an individual, partnership or corporation used for or set apart for the purpose of supplying parking space for two (2) or more mobile homes and which includes buildings, structures, vehicles, or enclosures used or intended for use as a part of such mobile home park.

Property line: The platted boundary of a mobile home park.

Roadway: A minor public right-of-way used by vehicles and pedestrians of a mobile home park for access.

Service building: A structure housing toilet and bathing facilities, maintenance equipment or such other facilities as may be allowed by or required by ordinance.

Tandem parking: Any parking facility which when fully occupied denies one (1) or more vehicles free access to a driveway or street.

(Ord. of 10-4-77, Art. I, §§ 1-1—1-10; Mo. of 8-2-83)

Sec. 10-2. - Development plan.

(A) Approval of plan and water system: In order to construct, alter or expand a mobile home park, a developer must secure approval of a development plan from the ~~joint planning commission~~ Liberty Consolidated Planning Commission. Such plans must be submitted at least thirty (30) days prior to the time that construction is desired to begin. Water systems which serve twenty-five (25) or more people must be approved by the state department of natural resources; therefore this thirty-day lead time is necessary and may not be waived.

(B) Contents: The mobile home park development plan shall contain the following:

(1) Name and address of applicant.

(2) Name and address of proposed mobile home park, location and legal description of the property.

(3) Three (3) complete copies of the plot plan prepared by a registered engineer and a registered surveyor at a scale of one inch equals one-hundred feet (1" = 100'), and showing the following:

(a) The total park area including the shape and dimensions of the site and the north arrow.

(b) All existing and/or proposed structures, facilities and lots.

(c) A topographic map showing existing and proposed grades at two (2) foot contour intervals. Where property is too level to permit such a map, a drainage sketch shall be furnished along with a certificate from an authorized engineer stating that the drainage from the property is adequate and will not adversely affect adjacent property owners.

(d) Location, size and number of existing and proposed mobile home lots and automobile parking areas.

(e) Location, surface and width of all existing and proposed roads, entrances, exits and walkways.

(f) Location and size of all existing and proposed utilities.

(g) Such other information as may be required by the ~~joint-planning commission~~ Liberty Consolidated Planning Commission.

(C) Reference of and decision on plan: The ~~joint-planning commission~~ Liberty Consolidated Planning Commission shall have authority to refer the development plan to other governmental agencies for review and comment, but will give a decision within thirty (30) days from the date of submission of the development plan.

(Ord. of 10-4-77, Art. II, § 1)

Sec. 10-3. - Construction permit.

Application for a construction permit will be submitted with the development plan and the construction permit will be issued as soon as the development plan is approved.

(Ord. of 10-4-77, Art. II, § 2)

Sec. 10-4. - Final inspection and issuance of occupancy permit.

Final inspection of the mobile home park for conformance with the approved plan will be conducted by the inspector prior to the issuance of an occupancy permit. No portion of a mobile home park will be occupied prior to receipt by the owner or operator of an occupancy permit and a business license or operation permit as may be required by the governing authority.

(Ord. of 10-4-77, Art. II, § 3)

Sec. 10-5. - Park design standards—General.

(a) The minimum area for a mobile home park shall be five (5) acres. At least ten (10) per cent of the mobile home park shall be set aside as a common recreation area. Recreation facilities shall be provided to meet the anticipated needs of the residents of the mobile home park. The recreation area shall be easily identifiable and accessible to the park residents.

(b) All mobile home lots shall have a minimum area of eight thousand (8,000) square feet with or without central water and central sewer. No lot shall have a width of less than fifty (50) feet.

(c) A new park must have a minimum of twenty (20) lots completed with all utilities and other required improvements, including roadways, before any lot may be occupied.

(d) All mobile homes and all buildings and structures within a mobile home park shall have a front setback of at least twenty-five (25) feet from the right-of-way of any public street or highway, and a minimum setback of ten (10) feet from the right-of-way of any street within the mobile home park, and a minimum setback of ten (10) feet on each side and the rear line which shall be unobstructed for a minimum distance of seven and one-half (7½) feet to allow use as a fire lane.

(e) A mobile home park shall provide each mobile home with all utilities, including sewage, but not gas, unless gas is to be the method of heating. All utilities shall be underground.

(f) A mobile home park shall be screened along the front property line by a planting of evergreens at least five (5) feet high or a privacy wall or fence of equal height.

(g) Mobile home park signs may be located within the setback area.

(h) Signs shall not exceed a combined total of one hundred fifty (150) square feet per park and may be illuminated.

(i) A park office, laundromat, maintenance buildings and recreation facilities are permitted in the mobile home park for the convenience of park occupants.

(j) If located in a flood hazard area, the following additional requirements apply for the new parks:

(1) Ground anchors for tie downs must be provided for each mobile home, and when the mobile home is placed, these tie downs must be connected and remain so as provided by law.

(2) Stands or lots must be elevated on compacted fill or on piers so that the lowest floor of the mobile home will be at or above the one-hundred-year flood level.

(3) Surface drainage must be adequate and easy access for a hauler must be provided.

(4) When elevated on piers, lots must be large enough to permit steps; pier foundations must be placed on stable soil no more than ten (10) feet apart and steel reinforcement must be provided for piers more than six (6) feet high.
Cross reference— See also § 5-61 et seq.

(k) Existing mobile home parks which are located in flood hazard areas must take the following actions:

(1) Install ground anchors and tie downs as provided by law.

(2) Notify each purchaser, renter or lessee that the mobile home is located in a flood hazard area.

(3) Prepare an evacuation plan to be used in case of flood and file it with disaster preparedness authorities. (See local emergency management plan)

(Ord. of 10-4-77, Art. III, § 1; Mo. of 6-5-84; Mo. of 4-7-95)

Sec. 10-6. - Same—Parking.

A minimum of two (2) motor vehicle parking spaces shall be provided for each mobile home. Parking spaces shall be within thirty (30) feet of the mobile home.

(Ord. of 10-4-77, Art. III, § 2)

Sec. 10-7. - Same—Roadways.

(a) All roadways within a mobile home park shall have a minimum right-of-way of thirty (30) feet, exclusive of parking, and shall have a minimum paved width of twenty-two (22) feet.

(b) No access roadway to a mobile home park shall be located closer than one hundred fifty (150) feet to any public street intersection.

(c) The number of entrances and/or exits shall not exceed the ratio of one (1) per one hundred fifty (150) feet of park frontage. Parks with less than one hundred fifty (150) feet frontage are only allowed one (1) combination ingress and egress road.

(d) Roadway intersections within the mobile home park shall be at least one hundred fifty (150) feet apart and no greater than one thousand (1,000) feet apart.

(e) All roadway intersections shall be provided with a streetlight. New mobile home parks shall be provided with adequate security lights within the park and at each entrance of the park.

(f) All dead-end roadways shall terminate in a cul-de-sac with a minimum turning radius of eighty (80) feet, exclusive of parking. In lieu of cul-de-sac, other methods to achieve vehicular turnaround may be approved by the planning commission.

(Ord. of 10-4-77, Art. III, § 3)

Sec. 10-8. - Mobile home lot regulations.

(a) All mobile home lots shall front upon a roadway.

(b) A mobile home shall not cover more than twenty-five (25) per cent of the lot on which it stands.

(c) Mobile homes shall be placed at least ten (10) feet from the side lot boundary.

(d) Mobile homes shall be at least thirty (30) feet from any common building.

(e) No accessory structure shall be erected within five (5) feet of any mobile home or within ten (10) feet of any common building (i.e., offices or laundry facilities.)

(f) At least two (2) garbage cans shall be provided for each unit.

(g) Garbage cans shall be enclosed so that they are protected from animal intrusion.

(h) There shall be no storage of liquid or gas fuels within a mobile home park except in storage areas authorized by the local fire department or its authorized representative.

(i) No pets shall be sheltered in the crawl space under the mobile home.

(j) Each lot shall have an approved paved patio pad of not less than ten (10) feet by twenty (20) feet.

(k) Every mobile home within the park shall be numbered by a means to provide ready visibility from a park roadway.

(l) All mobile homes shall be skirted.

(Ord. of 10-4-77, Art. IV, §§ 1—12)

Secs. 10-9—10-19. - Reserved.

DIVISION 1. –PLANNING COMMISSION PERMIT

Sec. 10-20. - Definition.

As used in this division, the term "mobile home" means a movable or portable dwelling over thirty-two (32) feet in length and over eight (8) feet wide, constructed to be towed on its own chassis, connected to utilities and designed without a permanent foundation for year-round occupancy, which can consist of one (1) or more components that can be retracted for towing purposes and subsequently expanded for additional capacity, or of two (2) or more units separately towable, but designed to be joined into one (1) integral unit.

(Res. of 1-3-78(1), § 1)

Sec. 10-21. - Exemption of units held for resale.

If the owner of a mobile home is using or intends to use such mobile home for the purpose of resale only, then the provisions of this division shall not be applicable to such owner.

(Res. of 1-3-78(1), § 2)

Sec. 10-22. - Finding of necessity.

The governing body finds and determines that mobile homes pose special problems in insuring that said mobile homes are located on approved sites and comply with the plumbing and electrical codes adopted by the county; and that in order to enable proper identification of same and to insure that same are located on approved sites and comply with said codes, it is necessary to require certain permits therefor.

(Res. of 1-3-78(1), § 3)

Sec. 10-23. - Prerequisites to owning or having located or occupying.

(a) No person shall own within the limits of the county any mobile home unless application for permit shall have been made and a permit received in accordance with the provisions of this division.

(b) No person shall initially locate any mobile home or relocate any mobile home within the limits of the county without having made such application and having obtained such permit.

(c) No person shall occupy any mobile home as a residence unless a permit for the same shall have been issued therefor as required by this division.

(Res. of 1-3-78(1), §§ 13—15)

Sec. 10-24. - Permit and blue decal required.

Before any person shall locate or relocate a mobile home within the limits of the county, such person shall obtain from the joint planning commission a permit (and blue decal) authorizing such location or relocation if such mobile home is intended to be used by the owner thereof as a residence for such person's self or as a residence for others or for any purpose other than resale.

(Res. of 1-3-78(1), § 4)

Sec. 10-25. - Application for permit—Filing; exception from requirement.

Every owner of a mobile home used as a residence (or for any purpose other than resale) within the limits of the county shall make application to the ~~joint-planning-commission~~ **Tax Commissioner** on or before April first of each year, for a permit and an appropriate decal to be affixed to the mobile home; provided, however, nothing herein contained shall be so construed as to require the annual renewal of permits unless the make, model, year, location or ownership of the mobile home changes. Annual renewal of the permit and decal shall be required when the make, model, year, location or ownership of the mobile home changes.
(Res. of 1-3-78(1), § 5)

Sec. 10-26. - Same—Form; contents.

The ~~joint-planning-commission~~ **Liberty Consolidated Planning Commission** is hereby authorized and empowered to prescribe forms for such applications and for any permit issued pursuant thereto, as well as any other document required in connection with such application or permit, and the ~~joint-planning-commission~~ **Liberty Consolidated Planning Commission** is authorized and empowered to require that applicants furnish information in writing as may be reasonably required to effectuate the purposes hereof.
(Res. of 1-3-78(1), § 8)

Sec. 10-27. - Same—Action thereon.

Upon receipt of the application for the location or relocation of a mobile home, the ~~joint-planning-commission~~ **Chief Building Official** shall determine whether or not the same is located or to be located in a site approved by it. Additionally, the ~~joint-planning-commission~~ **Chief Building Official** shall determine whether or not said mobile home complies with the plumbing and electrical codes adopted by the county. If the location or proposed location of such mobile home shall not have been so approved by the ~~joint-planning-commission~~ **Chief Building Official** the application therefor shall be denied, or if such mobile home does not comply with the plumbing and electrical codes adopted by the County, the application therefor shall be denied.
(Res. of 1-3-78(1), § 9)

Sec. 10-28. - Permit fee.

A fee ~~of seventy-five dollars (\$75.00)~~ for the issuance and renewal of each permit will be paid by the owner of a mobile home to the ~~joint-planning-commission~~ **Chief Building Official** when issued.
(Res. of 1-3-78(1), § 7; Mo. of 9-6-99)

Sec. 10-29. - Sewage disposal system.

No person shall initially locate any mobile home or relocate any mobile home within the limits of the county unless an individual sewage disposal system approved by the county health department has been properly installed and the subject mobile home connected to same, or, a valid individual sewage disposal permit has been issued by the county health department and satisfactory evidence has been presented to the county health department that such an approved sewage system will be properly installed and the subject mobile home connected to same within a period of thirty (30) days from the issuance of such sewage disposal permit. An applicant for the location or relocation of a mobile home within the limits of the county shall present to the ~~joint-planning-commission~~ **Chief Building Official** a letter or other clearance from

the county health department stating that such an approved sewage system has properly installed and connected, or, that a valid individual sewage disposal permit has been issued by the county health department and satisfactory proof has been furnished to the county health department that such an approved sewage system will be properly installed and connected within thirty (30) days of the issue date of such permit. The ~~joint-planning-commission~~ Chief Building Official shall not issue such permit authorizing the location or relocation of such mobile home unless such letter or other clearance from the county health department is presented to it. (Res. of 1-3-78(1), § 10)

Sec. 10-30. - Issuance of permit.

If the site or location or proposed location of such mobile home shall have been approved for such use by the ~~joint-planning-commission~~ Liberty Consolidated Planning Commission., and if such mobile home complies with the plumbing and electrical codes adopted by the county, and if the owner of the mobile home has obtained the necessary clearance from the county health department for the sewage system as herein provided, then the ~~joint-planning-commission~~ Chief Building Official shall issue a permit ~~with decal~~ as prescribed herein. Such permit shall identify the mobile home involved and the site on which it is to be located and shall be valid only for such mobile home and for such site. (Res. of 1-3-78(1), § 11)

Sec. 10-31. - Issuance and attachment of decal; dating permit; valid for one location.

(a) Whenever a location permit is issued to any person, a blue decal shall also be issued, and whenever a relocation permit is issued to any person, a ~~blue~~ decal shall likewise be issued. All such decals (whether location or relocation decals) shall be affixed to any mobile home in such manner as to cause same to be easily visible for inspection at all times.

(b) All permits issued under the terms of this division shall indicate the date issued. Any permits and decals issued hereunder shall be valid only for the location of such mobile home as indicated on the permit and decal.

(c) Nothing contained in this division shall be so construed as to: (1) relieve any person from obtaining a relocation permit each time such person moves or relocates a mobile home, or (2) require the annual renewal of permits unless the make, model, year, location or ownership of the mobile home changes.

(Res. of 1-3-78(1), § 6; Mo. of 7-6-82)

Sec. 10-32. - Authority to adopt rules and regulations.

The ~~joint-planning-commission~~ Liberty Consolidated Planning Commission is hereby authorized and empowered to adopt such other reasonable rules and regulations as may be necessary to carry out the intent of this division.

(Res. of 1-3-78(1), § 12)

Sec. 10-33. - Responsibility of mobile home park owner or operator—As to permit.

(a) No owner or operator of a mobile home park shall permit any mobile home to be located or relocated within the confines of such park for residential use (or any other

purpose other than resale) unless the permit required by this division shall have been obtained.

(b) No owner or operator of any mobile home park shall permit any mobile home presently located within the limits of such park to remain in such park unless a permit authorizing such continued location as required by this division shall have been obtained.

(Res. of 1-3-78(1), § 16)

Sec. 10-34. - Same—Notice to tax commissioner.

Prior to January fifteenth of each year, the owner or operator of any mobile home park shall furnish to the tax commissioner of the county the name of the owner and address (including lot number) of each mobile home located in such mobile home park.

(Res. of 1-3-78(1), § 17)

Sec. 10-35. - Responsibility of utility company.

No person supplying electricity, gas or water shall connect any electricity, gas or water into any mobile home unless such home shall have been issued a permit as herein provided.

(Res. of 1-3-78(1), § 18)

Sec. 10-36. - Territorial applicability.

This division shall apply to the unincorporated areas of the county and in such municipalities within the county that have adopted similar provisions.

(Res. of 1-3-78(1), § 22)

Secs. 10-37—10-39. - Reserved.

DIVISION 2. –BOARD OF TAX ASSESSORS PERMIT

Sec. 10-40. - Definition.

As used in this division, the term "mobile home" means a movable or portable dwelling over thirty-two (32) feet in length and over eight (8) feet wide, constructed to be towed on its own chassis, connected to utilities and designed without a permanent foundation for year-round occupancy, which can consist of one (1) or more components that can be retracted for towing purposes and subsequently expanded for additional capacity, or of two (2) or more units separately towable but designed to be joined into one (1) integral unit; except any such mobile home which is permanently located on property owned by the owner of such mobile home or such owner's spouse.

(Res. of 3-6-73, § 1)

Sec. 10-41. - Exemption of units held for resale.

If the owner of a mobile home is using or intends to use such mobile home for the purpose of resale only, then the provisions of this division shall not be applicable to such owner.

(Res. of 3-6-73, § 2)

Sec. 10-42. - Finding of necessity.

The governing body finds and determines that the collection of ad valorem taxes on mobile homes poses special problems and that in order to enable proper identification of the same and to collect ad valorem taxes thereon it is necessary to require certain permits therefor.
(Res. of 3-6-73, § 3)

Sec. 10-43. - Permit and decals required—To locate or relocate.

Before any person shall locate or relocate a mobile home within the limits of the county, such person shall apply for and obtain from the board of tax assessors of the county a permit (and decal) authorizing such location (~~green decal~~) or relocation (~~red decal~~) if such mobile home is intended to be used by the owner thereof as a residence for such person's self or as a residence for others or for any purpose other than resale.

(Res. of 3-6-73, §§ 4, 16)

Sec. 10-44. - Same—To own.

No person shall own within the limits of the county any mobile home unless application for a permit shall have been made and a permit received in accordance with the provisions of this division.

(Res. of 3-6-73, § 15)

Sec. 10-45. - Same—To occupy.

No person shall occupy any mobile home as a residence unless a permit for the same shall have been issued therefor as required by this division.

(Res. of 3-6-73, § 17)

Sec. 10-46. - Responsibility of mobile home park owner or operator.

No owner or operator of a mobile home park shall permit any mobile home to be located or relocated, or to remain within the confines of such park for residential use (or any purpose other than resale) unless the permit required by this division shall have been obtained.

(Res. of 3-6-73, § 18)

Sec. 10-47. - Same—Responsibility of utility company.

No person supplying electricity, gas or water shall connect any electricity, gas or water into any mobile home unless such home shall have been issued a permit as herein provided.

(Res. of 3-6-73, § 20)

Sec. 10-48. - Application for permit—Relocation; filing.

The owner of a mobile home used as a residence (or any purpose other than resale) before relocating same from a point within the county to a point outside the limits of the county shall likewise make application to the board of tax assessors for a permit and ~~red~~-decal authorizing such relocation. Whenever a permit authorizing relocation of a mobile home is issued and such mobile home is to be relocated within the confines of another county in this state, the tax assessors of such other county shall be notified by the board of tax assessors of this county of the date of the issuance of such permit and to whom issued.

(Res. of 3-6-73, § 5)

Sec. 10-49. - Same—Building permit prerequisite.

Prior to making application to the board of tax assessors for a permit and decal, the applicant shall first obtain a "building permit" or "location permit" (or similar permit) from the ~~joint planning commission or the Hinesville Planning Commission,~~ Chief Building Official as appropriate, indicating that the mobile home is located or to be located in a site approved by the ~~joint planning commission or Hinesville Planning Commission,~~ Liberty Consolidated Planning Commission as appropriate.
(Res. of 5-6-75(2))

Sec. 10-50. - Same—Location; filing; exception from requirement.

Every owner of a mobile home used as a residence (or for any purpose other than resale) within the limits of the county shall make application to the board of tax assessors of the county ~~within ten (10) days upon before~~ locating a mobile home within the confines of the county, and prior to April first of each year, for a permit and an appropriate decal to be affixed to the mobile home; provided however, nothing herein contained shall be so construed as to require the annual renewal of permits unless the make, model, year, location or ownership of the mobile home changes. Annual renewal of the permit and decal shall be required when the make, model, year, location or ownership of the mobile home changes.
(Res. of 3-6-73, § 6; Res. of 5-6-75(2))

Sec. 10-51. - Same—Form; contents.

The aforesaid board of tax assessors is hereby authorized and empowered to prescribe forms for such applications and for any permit issued pursuant thereto, as well as any other document required in connection with such application or permit, and the board of tax assessors is authorized and empowered to require that applicants furnish information in writing as may be reasonably required to effectuate the purposes hereof.
(Res. of 3-6-73, § 9)

Sec. 10-52. - Permit fee.

An ~~appropriate~~ fee ~~of three dollars (\$3.00)~~ for the issuance and renewal of each permit will be paid by the owner of a mobile home to the board of tax assessors when issued.
(Res. of 3-6-73, § 8)

Sec. 10-53. - Payment of taxes required.

(a) The applicant for location or relocation of a mobile home shall present to the board of tax assessors such person's tax receipt from the tax commissioner of the county, and if said mobile home is located within the city limits of Hinesville, a tax receipt from the city clerk of such city. If all ad valorem taxes have not been paid prior to the date of application, the board of tax assessors shall not issue such permit authorizing the location or relocation of such mobile home until such taxes have been paid.

(b) If upon application for location or relocation of a mobile home as required by this division, it shall be determined that there are past due ad valorem taxes owing either to the municipality of Hinesville or to the county, the board of tax assessors shall notify the

city clerk of Hinesville or the tax commissioner of the county or both The tax commissioner shall be authorized to add penalty, interest and costs as provided by law on any delinquencies.
(Res. of 3-6-73, §§ 11, 19)

Sec. 10-54. - Issuance of permit.

If the site or location or proposed location of such mobile home shall have been approved for such use by the ~~joint planning commission~~ Liberty Consolidated Planning Commission, and if all ad valorem taxes due under the provisions hereof shall have been paid, and if the owner of the mobile home has obtained the necessary clearance from the county health department for the sewage system as herein provided, then the board of tax assessors shall issue a permit with a decal as prescribed in O.C.G.A. § 48-5-492 et seq. (as amended). Such permit shall identify the mobile home involved and the site on which it is to be located and shall be valid only for such mobile home and for such site.
(Res. of 3-6-73, § 13)

Sec. 10-55. - Issuing and affixing decals; dating permit; valid for one location.

(a) Whenever a location permit is issued to any person, a ~~green~~ decal shall also be issued, and whenever a relocation permit is issued to any person, a ~~red~~ decal shall likewise be issued. All such decals (whether location or relocation decals) shall be affixed to any mobile home in such manner as to cause same to be easily visible for inspection at all times.

(b) All permits issued under the terms of this division shall indicate the date issued, and any permits and decals issued hereunder shall be valid only for the location of such mobile home as indicated on the permit and decal.

(c) Nothing contained in this division shall be so construed as to:

(1) relieve any person from obtaining a relocation permit each time such person moves or relocates a mobile home, or

(2) require the annual renewal of permits unless the make, model, year, location, or ownership of the mobile home changes.

(Res. of 3-6-73, § 7)

Secs. 10-56—10-59. - Reserved.

DIVISION 3. –TAX COMMISSIONER'S PERMIT

Sec. 10-60. - Adoption of Official Code of Georgia Laws, Sections 48-5-492 through 48-5-495.

The requirements of Georgia Laws, Official Code of Georgia Annotated, Sections 48-5-492 through 48-5-495, inclusive, are adopted and incorporated herein by reference for all purposes hereof.
(Ord. of 6-7-88)

Sec. 10-61. - Definition of mobile home.

For purposes of Division 3, "Mobile Home" means manufactured homes and relocatable homes as defined in Part 2 of Article 2 of Chapter 2 of Title 8 of the Official Code of Georgia Annotated. Any mobile home which qualifies the taxpayer for a homestead exemption under the laws of this state shall not be considered a mobile home nor subject to the provisions of Division 3.

(Ord. of 6-7-88)

Sec. 10-62. - Definition of a mobile home park.

For purposes of Division 3 a "mobile home park" is defined as a parcel of land owned by an individual, partnership or corporation used for or set apart for the purposes of supplying a parking space for two (2) or more mobile homes.

(Ord. of 6-7-88)

Sec. 10-63. - Mobile home location permits and decals.

~~Within seven (7) days after~~ ~~Before~~ locating a mobile home within Liberty County, the owner of the mobile home shall obtain a mobile home location permit and decal, said decal to be prominently attached and displayed on the mobile home by the owner. Decals must be obtained from the office of the tax commissioner of Liberty County. In the event the owner has already obtained a permit for the current year from another county in Georgia and a current decal is prominently attached and displayed on the mobile home, then the requirements for this section shall be deemed to have been fulfilled by the owner.

(Ord. of 6-7-88)

Sec. 10-64. - Requirements of mobile home park owners and operators.

(a) Prior to January 15 of each year, the owner or operator of any mobile home park shall furnish to the tax commissioner of Liberty County the name of the owner and address (including lot number) of each mobile home located in such mobile home park.

(b) No owner or operator of a mobile home park shall allow a mobile home to remain or be located within the mobile home park ~~for more than seven (7) days~~ without a mobile home location decal for the current year being prominently displayed on said mobile home.

(Ord. of 6-7-88)

Sec. 10-65. - Implementation and enforcement.

The duty of implementation and enforcement of this division rests with the county board of commissioners, and by virtue of this division the same is hereby expressly delegated to the tax commissioner of Liberty County, who is hereby charged with the promulgation of sufficient procedures for ensuring compliance with this division by the citizens of Liberty County. The tax commissioner is directed to implement procedures which will ensure that the citizens of Liberty County will receive all procedural rights to which they are entitled under the laws of the State of Georgia.

(Ord. of 6-7-88)

Sec. 10-66. - Jurisdiction of magistrate's court.

The magistrate's court of Liberty County shall have jurisdiction over violations of this division and all procedures for enforcement of this division shall be as provided in Article 4, Chapter 10, Title 15, Official Code of Georgia Annotated. Complaints of violations of any provision of this division shall be brought before the magistrate's court on a citation issued by the tax commissioner of Liberty County or the chief magistrate of Liberty County and shall be prosecuted through that court. Violations of this division will be tried upon citations either with or without a prosecuting attorney as determined by the tax commissioner of Liberty County. Service of citation shall be performed by the constable of the magistrate's court of Liberty County, Georgia. Citations shall meet all of the requirements as specified in the Official Code of Georgia Annotated, Section 15-10-63, as amended.

(Ord. of 6-7-88)

Sec. 10-67. - Penalty for violations.

Any person who violates the provisions contained in this Division 3 shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished by an appropriate fine as provided by State law. ~~of not less than twenty five dollars (\$25.00) nor more than two hundred dollars (\$200.00), except [that]. Upon receipt of proof of purchase of a decal prior to the date of the issuance of a summons, the fine shall be twenty five dollars (\$25.00).~~

(Ord. of 6-7-88)

Sec. 10-68. - Effective date.

The effective date of this division shall be July 1, 1988.

(Ord. of 6-7-88)

Sec. 10-69. - Repeal.

All ordinances and parts of ordinances in conflict with this division are repealed.

(Ord. of 6-7-88)

Secs. 10-70—10-100. - Reserved.

Article III.- BOARD OF HEALTH RULES AND REGULATIONS

Sec. 10-101. - Title.

The provisions of this article shall be known and may be cited as the "Liberty County Rules and Regulations for Mobile Home Parks, Governing Mobile Home Parks and Travel Trailer Parking Areas."

(Ord. of 5-2-89, § (Part 1))

Sec. 10-102. - Statutory authority.

Pursuant to the authority vested in the Liberty County Board of Health under Chapter 88-2 the Code of Georgia (Georgia Laws 1964, pp. 499, 512—518) and more particularly by Chapter 88-15 (Georgia Laws 1964, pp. 499, 577, as amended by H.B. No. 266, Act No. 578,

April 1, 1969), the Liberty County Board of Health adopts the following rules and regulations governing mobile home parks and travel trailer parking areas.
(Ord. of 5-2-89, § 1 (Part 2))

Sec. 10-103. - Purpose; scope.

This article is enacted to prescribe rules and regulations and enforcing minimum standards for mobile home parks or travel trailer parking areas; establishing minimum standards governing design, construction, alterations, extensions and maintenance of mobile home parks or travel trailer parking areas and related utilities, facilities and other physical things and conditions as covered in state, county and city regulations concerning the same and/or provisions hereinafter promulgated in the regulations required to make such parks and areas safe, sanitary and fit for human habitation. This authorizes the issuance of permits for use, construction, alteration and extension of mobile home parks or travel trailer parking areas. It further authorizes the inspection of mobile home parks or travel trailer parking areas.
(Ord. of 5-2-89, § 1, (Part 3))

Sec. 10-104. - Definitions.

Unless a different meaning is required by the context, the following terms shall have the meanings hereinafter respectively ascribed to them.

Board means Liberty County Board of Health, State of Georgia.

Department means the department of human resources, State of Georgia.

Director means the chief executive of the county board as defined in Section 31-3-11 and Section 31-3-15 of the Official Code of Georgia Annotated, or in his absence, subject to approval of the board, a member of said board appointed by the chairman for the purposes enumerated herein.

Mobile home means a non-self-propelled vehicle or conveyance that is towable and supported on its own chassis, permanently equipped to travel upon the public highways, that is used either temporarily or permanently, as a residence or living quarters. Such unit shall be considered a mobile home whether or not the wheels have been removed and whether or not set on jacks, skirts, masonry blocks or other foundation.

Mobile home lot means that portion of a mobile home park reserved for occupancy by a single mobile home unit and its accessory buildings or structures and uses.

Mobile home park means a parcel of land owned or rented by an individual, partnership or corporation used for or set apart for the purpose of supplying parking space for two (2) or more mobile homes and which includes buildings, structures, vehicles or enclosures used or intended for use as a part of such mobile home park.

Permit means authorization granted by the health authority to the management to operate a mobile home park or travel trailer parking area and signifies satisfactory compliance with these rules and regulations.

Person means any individual, firm, partnership, corporation, trustee or association, or combination thereof.

Potentially hazardous condition means any condition or combination of unsanitary practices or conditions which cause a direct or indirect manmade environment that is capable of supporting rapid and progressive growth of infectious or toxigenic microorganisms or toxigenic chemical agents.

Sanitary station means a facility used for removing or disposing of waste from trailers' holding tanks.

Service building means a structure housing toilet, lavatory and other facilities (such as a washeteria) as may be required by these rules and regulations.

Sewer connections means the connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home or travel trailer to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home park or travel trailer parking area.

Sewer riser pipe means that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home lot or travel trailer parking space.

Travel trailer parking area means a parcel of land in which two (2) or more spaces are occupied or intended for occupancy by trailers for transit dwelling purposes.

Waterconnections means the connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home or travel trailer.

Water station means a facility for supplying water storage tanks of trailers with potable water.

(Ord. of 5-2-89, § 1 (Part 4))

Sec. 10-105. - Permits.

(a) Generally. "Permitted" means the mobile home park or travel trailer parking area is in satisfactory compliance with the provisions of these rules and the provisions at law (state, local and city rules and regulations) which apply to the location, construction and maintenance of and the safety of persons therein.

(b) Evidence of compliance. Prior to the issuance of a permit by the health authority, the management of the mobile home park or travel trailer parking area shall furnish to the health authority evidence of satisfactory compliance with any law or regulation thereunder applicable to mobile home parks or travel trailer parking areas but the enforcement of which is the responsibility of a department or agency of government other than the health authority.

(c) Display. The permit shall be framed and publicly displayed at all times.

(d) Transferability. Permits are not transferable from one person to another, from one mobile home park or travel trailer park to another nor valid when the mobile home park or travel trailer park area is moved from one location to another.

(e) Return to health department. The permit shall be returned to the health department when the mobile home park or travel trailer park area ceases to operate or is moved to another location.

(f) Application procedures:

(1) The management of the mobile home park or travel trailer park area shall submit to the health authority an application for a permit.

(2) The application shall be prepared in duplicate on forms provided by the department. The original shall be forwarded to the health authority and the carbon retained by the management.

(3) In new mobile home parks or travel trailer parks, the application shall be submitted to the health authority at least ten (10) days prior to the anticipated date of opening and commencement of the operation of the mobile home park or travel trailer park area.

(Ord. of 5-2-89, § 1 (Part 5, § 5.01))

Sec. 10-106. - Environment, open space and access.

(a) General requirements. Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

(b) Soil and ground cover. Exposed ground surfaces in all parts of every mobile home park or travel trailer parking area shall be paved, or covered with stone screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

(c) Site drainage. The ground surface in all parts of every mobile home shall be graded and equipped to drain all surface water in a safe, efficient manner.

(d) Required separation between mobile homes or travel trailers. Separation shall be in accordance with state, county and city requirements.

(Ord. of 5-2-89, § 1 (Part 5, § 5.02))

Sec. 10-107. - Water supply.

Water supply systems not covered by Georgia law shall comply with the following:

(1) General requirements. An accessible, adequate, safe and potable supply of water shall be provided in each mobile home park or travel trailer parking area. Where a public supply of water of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply used exclusively. When a satisfactory public water supply is not available, a private water supply system may be developed and used as approved by the appropriate health authority.

(2) Source of supply:

a. The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons per day per mobile home. In addition, the system shall be designed to meet a twenty-minute peak demand of five (5) gallons per minute per mobile home.

b. The water supply shall be capable of supplying fifty (50) gallons per space per day for all spaces lacking individual water connections and one hundred (100) gallons per space per day for all spaces provided with individual water connections. In addition, the system shall be designed to meet a twenty-minute peak demand of four-tenths (0.4) gallons per minute per space for those spaces lacking individual water connection and six-tenths (0.6) gallons per minute per space for all spaces provided with individual water connections.

c. Every well or suction line of water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source. The following minimum distances between wells and various sources of contamination shall be required:

Contamination Sources	Well or Suction Line (Distance in Feet)
Building sewer	10
Septic tank	50
Disposal field	100
Seepage pit	100
Dry well	50
Cesspool	150

d. No well casings, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.

e. The treatment of a private water supply shall be in accordance with applicable laws and regulations.

(3) Water storage facilities. All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contamination material. Reservoir overflow pipes shall discharge through an acceptable air gap.

(4) Water distribution system:

- a. The water supply system of the mobile home park or travel trailer parking area shall be connected by pipes to all mobile homes or travel trailers, buildings and other facilities requiring water.
- b. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and shall be of a type and in location approved by the health authority.
- c. The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.
- d. The system shall be so designed and maintained as to provide a pressure of not less than twenty (20) pounds per square inch, under normal operating conditions at service buildings and other locations requiring potable water supply.

(5) *Water riser pipes and connections.* Individual water riser pipes and connections shall be installed and maintained in accordance with local applicable codes, and when no local applicable codes exist and/or are not enforceable, the following provisions shall apply:

- a. Individual water riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position.
- b. Water riser pipes shall extend at least four (4) inches above ground elevation. The pipe shall be at least three-quarter-inch. The water outlet shall be capped when a mobile home does not occupy the lot.
- c. Adequate provisions shall be made to prevent freezing of service lines, valves and risers pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- d. A shutoff valve below the frost line shall be provided near the water riser pipe on each mobile home lot.
- e. Underground stop and waste valves shall not be installed on any water service.
- f. A backflow preventer shall be installed on each outside water outlet.

(6) *Watering stations.* Each travel trailer parking area shall be provided with one (1) or more easily accessible water supply outlets for filling trailer water storage tanks. Such water supply outlets shall consist of at least a water hydrant and the necessary appurtenances and shall be protected against the hazards of backflow and back siphonage.

(7) *Individual water connections.* Individual water connections shall be installed and maintained in accordance with local applicable codes, and when no local applicable codes exist and/or are not enforceable, the following provisions shall apply:

a. Riser pipes provided for individual water service connections shall be so located and constructed that they will not be damaged by the parking of travel trailers.

b. Water riser pipes shall extend at least four (4) inches above ground elevation. The pipe size shall be three-quarter-inch.

c. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes.

d. Underground stop and waste valves shall not be installed on any water service.

e. Valves shall be provided near the outlet of each water service connection. They shall be turned off and the outlets capped or plugged when not in use.

(Ord. of 5-2-89, § 1 (Part 5, § 5.03))

Sec. 10-108. - Sewage disposal.

(a) *General requirements.* An adequate and safe sewerage system shall be provided in all mobile home parks or travel trailer parking areas for conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with state and local laws.

(b) *Sanitary station:*

(1) A sanitary station shall be provided consisting of at least a trapped four-inch sewer riser pipe, connected to the travel trailer parking area sewerage system, surrounded at the inlet end by a concrete apron sloped to the drain, and provided with a suitable hinged cover; and a water outlet, with the necessary appurtenances, connected to the parking area water supply system to permit periodic washdown of the immediate adjacent areas.

(2) Each travel trailer parking area shall be provided with a sanitary station in the ratio of one (1) for every one hundred (100) trailer spaces or fractional part thereof.

(c) *Sewer lines.* All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system at a safe distance. Sewers shall be at a grade which will ensure a velocity of two (2) feet per second when flowing full. All sewer lines shall be constructed of materials approved by the appropriate state or local agency, shall be adequately vented, and shall have watertight joints. Sewer lines shall be maintained so as to preclude a health hazard.

(d) *Individual sewer connections.* Individual sewer connections shall be installed and maintained in accordance with local applicable codes, and when no local applicable codes exist and/or are not enforceable, the following provisions shall apply:

(1) The sewer riser pipe shall have at least a four-inch diameter, shall be trapped below the ground surface and shall be so located on the mobile home lot or trailer space that the sewer connection to the mobile home or trailer drain outlet will approximate a vertical position.

(2) The sewer connection (see definition) shall have a nominal inside diameter of at least three (3) inches, and the slope of any portion thereof shall be at least one-eighth inch per foot. The sewer connection shall consist of one (1) pipe line only without any branch fittings. All joints shall be watertight.

(3) All materials used for sewer connections shall be semi-rigid, corrosive-resistant, nonabsorbent and durable. The inner surface shall be smooth.

(4) Provisions shall be made for plugging the sewer riser pipe when a mobile home or travel trailer does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four (4) inches above ground elevation.

(e) *Sewage treatment and/or drainage.* Where the sewer lines of the mobile home park or travel trailer parking area are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the health authority prior to construction. Effluents from sewage treatment facilities shall not be discharged into any waters of the state except with prior approval of the department of natural resources.

(Ord. of 5-2-89, § 1 (Part 5, § 5.04))

Sec. 10-109. - Electrical distribution system.

All electrical wiring systems, equipment, and appurtenances shall be approved and maintained in accordance with local applicable codes.

(Ord. of 5-2-89, § 1 (Part 5, § 5.05))

Sec. 10-110. - Service buildings and other community service facilities.

(a) *General requirements.* The requirements of this section shall apply to service buildings, recreation buildings and other community service facilities such as:

(1) Management offices, repair shops and storage areas.

(2) Sanitary facilities.

(3) Laundry facilities.

(4) Indoor recreation areas.

(5) Commercial uses supplying essential goods or services for the exclusive use of park occupants.

(b) *Service buildings:*

(1) A central service building containing the necessary toilet and other plumbing fixtures specified shall be provided in travel trailer parking areas which provide

parking aces for dependent trailers. Service buildings should be conveniently located within a radius of approximately three hundred (300) feet to the spaces to be served.

(2) Where a travel trailer parking area is designed for and exclusively limited to use by self-contained trailers, there shall be minimum emergency sanitary facilities within five hundred (500) feet of the self-contained trailer area. For dependent travel trailers see the following table.

No. of Parking Spaces	Toilets		Urinals	Lavatories		Showers		Other Fixtures
	Men	Women	Men	Men	Women	Men	Women	
1—15	1	1	1	1	1	1	1	1 service sink with a flushing rim
16—30	1	2	1	2	2	1	1	
31—45	2	2	1	3	3	1	1	
46—60	2	3	2	3	3	2	2	
61—80	3	4	2	4	4	2	2	
89—100	3	4	2	4	4	3	3	

(3) When a travel trailer parking area requiring a service building is operated in connection with a resort or other business establishment, the number of sanitary facilities for such business establishment shall be in excess of those required by the schedule for trailer spaces and shall be based on the total number of persons using such facilities.

(c) *Exception.* Any person desiring to furnish temporary facilities for accommodating a travel trailer rally, or other group of trailers assembled for the purpose of traveling together, shall make application for such activity to the health authority. The requirements for a service building and other sanitary and physical facilities may be waived by the health authority on the determination that public health will not be endangered; but the location of the site, the facilities which are provided, and the method of conducting such rally shall be acceptable to the health authority before a special license shall be issued specifying the location of the site. The period of operation shall not exceed ten (10) days.

(Ord. of 5-2-89, § 1 (Part 5, § 5.06))

Sec. 10-111. - Refuse handling.

(a) The storage, collection and disposal of refuse in the mobile home park or travel trailer parking area shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

(b) All refuse shall be stored in fly-tight, watertight, rodent-proof containers, which shall be located not more than one hundred fifty (150) feet from any mobile home or travel trailer lot. Containers shall be provided in sufficient number and capacity to properly store all refuse.

(c) Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.

(d) All refuse containing garbage shall be collected at least twice weekly. Where suitable collection service is not available from municipal or private agencies, the mobile home park or travel trailer parking operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

(e) Where municipal or private disposal service is not available, the mobile home park or travel trailer parking area operator shall dispose of the refuse by incineration or transporting to a disposal site approved by the health authority.

(f) Refuse incinerators shall be constructed in accordance with engineering plans and specifications which shall be reviewed and approved by the health authority or other authority having jurisdiction.

(g) Incinerators shall be operated only when attended by some person specifically authorized by the owner or operator of the mobile home park or travel trailer parking area.

(Ord. of 5-2-89, § 1 (Part 5, § 5.07))

Sec. 10-112. - Rodent and insect control.

(a) Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

(b) Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one (1) foot above the ground.

(c) Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

(Ord. of 5-2-89, § 1 (Part 5, § 5.08))

Sec. 10-113. - Responsibilities of owners, occupants.

(a) *Park management:*

(1) The person to whom a permit for a mobile home park or travel trailer parking area is issued shall operate the park in compliance with this article and regulations issued hereunder and shall provide adequate supervision to maintain the park or area, its facilities and equipment in good repair and in a clean and sanitary condition.

(2) The park or area management shall notify park or area occupants of all applicable provisions of this article and inform them of their duties and responsibilities under this article and regulations issued hereunder.

(3) The park or area management shall supervise the placement of each mobile home or travel trailer stand which includes securing its stability and installing all utility connections.

(4) The park or area management shall maintain a register containing the names of all park or area occupants. Such register shall be available to any authorized person inspecting the park or area.

(5) The park or area management shall notify the health authority immediately of any suspected communicable or contagious disease within the park or area.

(b) Park or area occupants:

(1) The park or area occupant shall comply with all applicable requirements of this article and regulations issued hereunder and shall maintain his mobile home lot or travel trailer parking space, its facilities and equipment in good repair and in a clean and sanitary condition.

(2) The park or area occupant shall be responsible for proper placement of his mobile home or travel trailer on its stand and proper installation of all utility connections in accordance with the instructions of the park management.

(3) No owner or person in charge of a dog, cat, or other pet animal shall permit it to run at large or to commit any nuisance within the limits of any mobile home lot or travel trailer parking space, and all dogs and cats shall have up-to-date rabies vaccinations.

(Ord. of 5-2-89, § 1 (Part 5, § 5.09))

Sec. 10-114. - Inspection of mobile home parks or travel trailer parking areas.

(a) The health authority is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with these rules and regulations issued hereunder.

(b) The health authority shall have the power to enter at reasonable times upon any private or public property for the purpose of inspection and investigating conditions relating to the enforcement of these rules and regulations issued hereunder.

(c) It shall be the duty of the owners or occupants of mobile home parks or travel trailer parking areas, and mobile homes or travel trailers contained therein, or of the person in charge thereof, to give the health authority free access to such premises at reasonable times for the purpose of inspection.

(Ord. of 5-2-89, § 1 (Part 6))

Sec. 10-115. - Exceptions.

Any exceptions to these regulations must have prior written waiver from the board of health or its authorized representative, provided that any deviation from these regulations will be in accord with reasonable public health practices.

(Ord. of 5-2-89, § 1 (Part 7))

Sec. 10-116. - Enforcement.

The provisions of this regulation shall be enforced in accordance with Chapter 88-3, Georgia Health Code of 1964 and Rule Number One of the Liberty County Board of Health.
(*Ord. of 5-2-89, § 1 (Part 8)*)

FOOTNOTE(S):

⁽²⁰⁾ **Editor's note**— The board of county commissioners, in § 1 of an ordinance of May 2, 1989, adopted the county board of health rules and regulations for mobile home parks. At the request of the county, such rules have been included in Ch. 10 as a new Art. III; designation of such provisions as §§ 10-101—10-116 was at the discretion of the editor. (Back)