

Section 20-22 Scope and Jurisdiction

The provisions of this ordinance shall further apply to the placement and/or movement of any mobile homes within the unincorporated jurisdiction of Lancaster County, South Carolina.

Section 20-23 Administration and Enforcement

(A) Permits required by this ordinance shall be issued in compliance with the provisions hereof and other subject ordinances by the County Building Official or his designee, who shall also collect and properly administer all fees established under Section 20-25.

(B) The County Building Official is hereby designated as the enforcement official of this ordinance, which designation also includes County employees authorized by the County Building Official as his representative.

(C) Sworn law enforcement personnel of the County shall assist the County Building Official in the enforcement of the ordinance upon reasonable request and notification.

(D) Upon notice from the County Building Official, placement of a mobile home contrary to the provisions of this ordinance shall be immediately ceased. Such notice shall be in writing and shall be transmitted to the owner of said mobile home in violation. Notice shall state the violation and the conditions under which the violation shall be corrected, Such written notice shall be sufficient if mailed by registered mail, hand delivered or accepted by an agent or relative of the owner.

(E) It shall be unlawful for any public utility, rural electric cooperative, or any agency furnishing electrical service to connect electrical service to any mobile home where a permit is required under this ordinance prior to the issuance thereof or to maintain any such connection upon notice by the Building Official that such violation was made in violation of the provisions of this ordinance. This connection restriction includes temporary connections for installation purposes.

Section 20-24 Permit Administration

(A) It shall be unlawful for any person/owner to place a mobile home or change ownership until all delinquent taxes have been paid and a permit issued by the County Building

Official or his official designee. Each permit shall be made in a form required by the County Building Official.

(B) The Building Official and/or his appointed agent shall make every reasonable effort to assist an applicant in completing the permit or application forms; however, the applicant for such permit is fully responsible for supplying and entering complete and accurate information on the application and/or permit forms. If the permit or application is deemed incomplete, inaccurate or nonconforming to the provisions of this or other pertinent ordinances or laws, the Building Official or agent shall reject said application/permit in writing indicating what action the applicant/owner must do to comply.

(C) Upon approval of a mobile home permit involving placement or change of ownership, the Building Official or agent shall issue a placement decal or card which shall be permanently affixed to said mobile home by the owner thereof. Upon approval of a mobile home permit involving movement of same within or from Lancaster County, the Building Official or agent shall issue a moving permit card, which card shall be conspicuously displayed on the rear of said mobile home while same is being relocated.

Section 20-25 Permit Fees.

(A) No permit shall be issued by the Building Official or agent until such fees in accordance with the following schedule has been paid.

<u>Type of Permit</u>	<u>Fee</u>
Placement/Setup of any mobile home	\$ 100.00
Moving of any mobile home	\$ 50.00
Change of Ownership of a Mobile Home	\$ 25.00

Section 20-26 Inspections - Additional, Fees

(A) When, as a result of incompleteness, violation, or error of permit holder/applicant, additional inspections are necessitated. The permit holder/applicant shall pay an additional inspection fee as per the following schedule.

First Additional Inspection	\$15.00
Second & Further Additional Inspections	\$20.00

(B) Where any activity regulated by this ordinance is commenced prior to issuance of the required permits, the applicable permit fee shall be doubled.

(C) The Building Official shall maintain accurate accounting records of all permit and inspection fees and shall remit same to the County Treasurer or County Finance offices on the last

day of each week, together with a list including permit number, date, and amount collected for each permit issued.

Section 20-27 Requirements

(A) Such use shall be occupied as residences only, unless otherwise approved for a specified use as stated further in this ordinance.

(B) No more than two mobile homes or one mobile home and one single family dwelling detached shall occupy the same lot, provided one of the dwellings shall be owner occupied and each shall have separate and individual utilities (electrical, water, sewer, gas) situated on a minimum lot size of 1.5 acres. The mobile home shall not be located within the required yard space of the single family dwelling or other mobile home and at least (20) twenty feet from the other dwelling or mobile home.

(C) Tires and rims shall be removed.

(D) Mobile homes shall be supported and properly tied down as per appendix H of the Standard Building Code or Manufacturer Recommended specifications, whichever being more stringent within seventh (7th) day of placement.

(E) Mobile homes shall be underpinned with brick, block, other approved masonry methods, or with continuous aluminum, fiberglass panel, or vinyl skirting extending to the ground completely encircling the mobile home within 60 days of placement with an extension of this period of time allowed up to thirty (30) days approved by the Building Official for justifiable reasons, with (90) days as the maximum time period allowed.

(F) Have properly constructed steps and handrails of masonry or weather resistant lumber at each entrance and exit. If mobile home is installed at a height requiring more than three steps then a properly constructed landing of masonry or weather resistant lumber with minimum dimensions of 3 feet by 5 feet shall be properly constructed.

(G) Mobile homes shall be connected to properly installed sewage disposal systems, potable water supply, approved electrical service supply as per the Standard Plumbing Code, DHEC regulations, National Electrical Code - Latest Editions.

Sections 20-28 Existing Mobile Home to Comply

(A) All existing mobile homes within the unincorporated area of Lancaster County shall within (180) one hundred and eighty days of the effective date of this ordinance including those that do not meet the formal definition of mobile home in Section 20-31 shall be in compliance with Section 20-27 (C)(D)(E)(F)(G) above pertaining to installation requirements.

Section 20-29 Mobile Homes as Special Occupancies

(A) Mobile homes may be used for temporary offices provided the owner or leasee obtains a "Temporary Certificate of Zoning Compliance" and "Certificate of Occupancy" from the Building & Zoning Official and is registered with the County of Lancaster. The placement and installation of said mobile home for temporary use shall meet the requirements of such use as per the standard applicable codes or ordinances.

(B) Provided the use or location does not violate provisions of the Land Use and Development Standards Ordinance of Lancaster, S.C. and the owner or leasee obtains a "Certificate of Occupancy" signed by the Building & Zoning Official, a mobile home, intended and used as an office or other relevant approved use, may be used for said purposes and must be registered with the County of Lancaster and meet all applicable standard codes for use. Said use shall meet all applicable standard codes for occupancy.

(C) A mobile home may be used as a classroom by a school or a religious affiliation, provided it is registered with the County of Lancaster and meet all applicable requirements of the Standard codes and ordinances of the County of Lancaster.

Sections 20-30 Moving Permits Required

(A) Moving permits shall be filed on forms provided by the office of the Building & Zoning Official. The moving permit will be issued when all taxes due on the mobile home have been paid. The permit will be valid for (15) fifteen days with an extension approved by the Building Official for just cause. Extension not to exceed (15) fifteen days.

(B) The mobile home moving permit shall accompany the mobile home while it is being moved. The permit shall be displayed on the rear of the mobile home in a conspicuous place. It shall be the duty of the transporter that the required moving permit is properly displayed and accompanies said mobile home while in transport.

(C) A mobile home dealer or others repossessing a mobile home under a security agreement, or upon receipt of a legal repossession document from the principal of the security agreement may move a mobile home where it is located and relocate it to a secure location within the County of Lancaster until a moving permit can be obtained, not to exceed (15) fifteen days. Under no circumstances shall the mobile home leave the boundaries of Lancaster County until all taxes and other County liens are satisfied and a moving permit issued.

(D) *Each time a mobile home is relocated, notwithstanding that the location may be made numerous times within a year.*

(E) *When a dealer moves a mobile home for rental purpose and is being located or relocated.*

Section 20-31 Moving Permit Not Required

(A) *A mobile home dealer brings a mobile home into the County for resale purposes.*

(B) *A mobile home dealer delivers a mobile home that is sold from the sales lot and the delivery is required by the time of sale.*

Section 20-32 Definitions - For Clarification - Mobile Homes shall be so Defined.

(A) *Mobile/Manufactured Home: As used in this ordinance; the official term "mobile home" or "manufactured home" shall be so interpreted as to mean a structure; and so designed to be transportable on its own chassis for conveyance on public thoroughfares and designed without permanent foundation. A mobile/manufactured home as so defined may consist of one or more sections that can be disassembled for towing purposes as two or more units separately towable, yet designed to be attached into one integral unit and complying with the 1987 Department of Housing and Urban Development Standards during manufacture and also display an emblem of approval from said department (HUD). Mobile/Manufactured home shall not be less than (8) eight body feet in width or (40) forty body feet in length. Placement of this type of dwelling/residential use on a permanent foundation does not constitute a change in said classification. For the purpose of this ordinance a mobile/manufactured home used for purposes other than residential use are not classified as mobile/manufactured homes and must comply with all other applicable ordinances or codes..*

(B)(C)(D)(E) *Reserved - Additional Information as per Land Use Ordinance.*

Section 20-33 Violations & Penalties

(A) *The location, relocation and use of any mobile home in violation of any of the provisions of this ordinance is hereby declared to be a misdemeanor. Upon conviction thereof, shall be subject to a fine not exceeding five hundred dollars (\$500.00) and not less than one hundred dollars (\$100.00) or imprisonment not exceeding thirty (30) days. Each person, firm, corporation, or agent who shall fail to comply with this ordinance, shall be deemed guilty of a separate offense for each and every day or portion thereof that a violation is committed or continued. In addition to penalties above, all utilities can be withheld or disconnected after proper notification of such.*

Section 20-34 Conflict with other Laws or Ordinances

(A) *Whenever the provisions of this ordinance impose more stringent standards than are required in or under any other ordinance of Lancaster County, the regulations herein contained shall prevail. Whenever the provisions of any other ordinance require more restrictive standards than are required herein, the requirements of such prevail.*

Section 20-35 Separability Clause

(A) *In any section, clause, or portion of the ordinance shall be held by a court of competent jurisdiction to be invalid or unconstitutional, such findings shall not affect any other section, clause, or portion of this Ordinance.*

Section 20-36 Effective Date

(A) *This Ordinance shall take effect and be enforced from and after adoption of this Ordinance.*

AND IT IS SO ORDAINED this 6th day of February, 1995.

LANCASTER COUNTY COUNCIL

Ray E. Gardner, Chairman

W. R. Crimminger, Secretary

APPROVED AS TO FORM AND CONTENT:

J. Kim Roberts, County Attorney

ATTEST:

Irene Plyler, Clerk to Council

1st Reading: 01-09-95
2nd Reading: 01-30-95
3rd Reading: 02-06-95
Public Hearing: 01-30-95