attached to all landings and must lead to ground level. Front landings and steps shall be completely underpinned with the same materials as the home. Landings and steps construction must meet the requirements set forth in the International Residential Code.

11. A minimum of 18 inches of crawl space (from the lowest structural member) shall be maintained under the entire home.

12. A certificate of Occupancy will not be issued until all provisions have been complied with

8.1.3. Occupancy Permit.

The Zoning Administrator shall not issue an occupancy permit for any dwelling place that does not meet the requirements of this resolution as amended.

8.1.4. Standards for Pre-Owned Manufactured Homes.

These standards are applicable to any pre-owned manufactured home that is proposed to be moved into or relocated within the county. Mobile homes, which are defined as manufactured housing that do not conform to the Federal Manufactured Housing Construction and Safety Standards Act (the HUD Code), are not allowed to be moved into or relocated within the county.

8.1.4.1. Maximum Age of Unit.

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8.1.4.2. Required Inspection.

(1) All pre-owned manufactured homes moved into or relocated within Crawford County must bear an approval seal of either HUD or the Georgia Department of Community Affairs.

(2) Any pre-owned manufactured home to be moved into or relocated within the county must pass an inspection by the Building Official. This inspection will cover, but not be limited to:

a. Sanitary facilities.

1. Every plumbing fixture, water, and waste pipe shall be in sanitary working condition free from leaks or obstructions.

2. Both cold and hot water must be supplied.

3. Water heating facilities must be in safe working condition.

b. Exterior condition.

1. Every habitable room shall have at least one window that can be opened facing directly to the outdoors.

2. The exterior of the home shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moister to the interior portions of the walls or to the occupied spaces.

3. The exterior siding shall be free of rot and rust and must be uniform in appearance.

4. Roofs shall be structurally sound and have no obvious defects, which might admit rain or cause moisture to collect on the interior portion of the home.

c. Safety of operating systems (electrical, heating, etc.), including:

1. Heating facilities should operate in a safe, working condition. Where a central heating system is not provided, each manufactured home shall be provided with facilities whereby a heating appliance may be connected.

2. Unvented fuel burning heaters shall be prohibited except for gas heaters listed for unvented use and the total input rating of the unvented heaters is less than thirty (30) BTU per house per cu. Ft. of room content.

3. Unvented fuel burning heaters shall be prohibited in bedrooms.

4. Distribution panels shall be in compliance with the approved listing, complete with required breakers or fuses, with all unused openings covered with blank covers approved and listed for that purpose. Connections shall be checked for tightness. Panels shall be accessible.

5. Electrical systems (switches, receptacles, fixtures, etc.) shall be properly installed, wired and shall be in working condition. The home shall be subjected to an electrical continuity test(s) to assure that all metallic parts are properly bonded.

d. The presence of operable smoke detectors.

e. Interior condition:

1. Every floor, interior wall and ceiling shall be in sound condition.

2. Condition and operability of doors and windows, and

8.1.4.3. Timing of Inspection

(1) For a pre-owned manufactured home being relocated from any site within the county, whether incorporated or unincorporated, the inspection shall be conducted prior to moving the home from the site. If the home has already been moved to the site, the inspection must be conducted prior to connecting the manufactured home to a water supply, to a sanitary disposal system, and to permanent power.

(2) For a pre-owned manufactured home being moved into the county from another county or state, the inspection shall be conducted at the new home site prior to connecting the manufactured home to a water supply, to a sanitary waste disposal system, and to permanent power.

SECTION 8.2. MANUFACTURED HOME PARKS

In any district where manufactured home parks are permitted, the applicant shall submit to the Zoning Administrator a layout of the park subject to the conditions of this section. The Zoning Administrator shall submit to the Planning Commission one copy of the manufactured home park plan for its review and recommendations. The Zoning Administrator shall base his decision to issue the necessary permits, as required by the resolution, on the recommendations of the Planning Commission.

8.2.1. Minimum Standards for Manufactured Home Parks.

The following minimum standards shall apply to each manufactured home park:

a) Minimum lot area per park: five (5) acres

b) Minimum lot width for portion used for entrance and exit shall be fifty feet (50')

c) No manufactured home shall be located closer than thirty feet (30') to the right-of-way line of any roadway within the park, nor shall they be located closer than fifty feet (50') to the right-of-way line of any street adjacent to the park.

8.2.2. Minimum Standards for Each Manufactured Home Space.

The following minimum standards shall apply to each manufactured home space:

a) Minimum lot size per unit: 6,000 square feet

b) Minimum lot width per unit: 60 feet

c) Minimum lot depth per unit: 100 feet

d) Minimum side yard per unit: 10 feet

e) Minimum front yard per unit: 30 feet

f) Minimum rear yard per unit: 10 feet