

TOWN OF McBEE
ORDINANCE 2018 – 3
CHAPTER 5: BUILDING AND FIRE PREVENTION
ARTICLE VI. - MOBILE HOMES

**AN ORDINANCE REPEALING AND REPLACING ORDINANCE CHAPTER 5
ARTICLE VI – MOBILE HOMES**

WHEREAS, The McBee Town Council hereby ordains as follows:

SECTION 1: Repeal Ordinance Chapter 5: Building and Fire Prevention Article VI – Mobile Homes, adopted February 1, 1994.

SECTION 2: Replace Ordinance Chapter 5: Building and Fire Prevention Article VI – Mobile Homes.

SECTION 3: WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication by law



Clerk to Council

First Reading Vote Results Date: 11/06/2018

5 For 0 Against

Second Reading Vote Results Date: 12/04/2018

4 For 0 Against

Public Hearing Date: 11/20/2018 (Tabled until Dec. 4, 2018)

ARTICLE VI. MOBILE HOMES

Editor's Note. South Carolina statues govern mobile homes, generally, through zoning ordinances which are based on a Master Plan which the town does not have. However, the Town Council may exercise lawful authority for the health, safety and general welfare of mobile home occupants. The following sections accomplish these provisions.

5.601. MOBILE HOMES AND CAMPER DEFINED

For the purpose this article, a mobile home is defined as a movable or portable dwelling on a chassis, designed without a permanent foundation and intended for year-round living. It may consist of two (2) or more separately towable components designed to be joined into one (1) integral unit capable of being again separated into the components for towing.

A Mobile home less than 500 square feet is classified as a camper or recreational vehicle and cannot be utilized as a permanent residence within the Town of McBee. These structures may be used as a temporary residence in situations when a home is rendered unlivable due to fire, flood, or other like circumstances. Written authorization must be obtained from the Town and will only be valid for a period of one (1) year. Any extensions to this one (1) year period will be reviewed by the Town Council.

The authorizations from the Town will only be considered for family members and other hardships. Any current campers not meeting the requirements of this ordinance will be removed and fined as detailed in this Article. Commercial rental of campers or recreational vehicles by property owners is prohibited.

5.602. PERMIT REQUIRED. OWNERS TO APPLY. EXCEPTIONS.

- a. It shall be unlawful to place a mobile home within the corporate limits for the purpose of occupancy as a home, unless a permit to do so is obtained from the Municipal Clerk (Town Administrator) prior thereto.
- b. Both the owner of the mobile home and the owner of the property on which the mobile home is to be placed shall apply for said permit; otherwise, no permit can be issued by the Clerk.
- c. The permit shall be in writing and contain a provision that the mobile home shall be placed and maintained as required by South Carolina law and the regulations of the State Board of Health.
- d. This section shall not apply to mobile homes placed within the corporate limits on or before the adoption of the Town Code of Ordinances of 1983; provided, however that when such mobile home is relocated within the corporate limits, the provisions of the Article VI shall apply.

- e. Permits will not be issued to locate mobile homes to the corporate limits if the manufactured date is more than fifteen (15) years prior to the current year.
- f. All owners must fill out an application to receive a permit that will provide instructions in which certain parameters must be met before a permit is issued.
- g. Mobile homes must be approved for occupancy before permit is issued by the Town.

5.603. APPLICATION. FEE TO BE PAID.

Any person, firm or corporation placing a mobile home, house trailer, or modular home upon any property, premises or spaces within the corporate limits shall prior to locating same, make application to the Municipal Clerk (Town Administrator) and pay a fee of one hundred dollars (\$100.00) for each one so located.

5.604. FOUNDATION AND UNDERPIN MANDATORY

It shall be unlawful to occupy for dwelling purposes a mobile home unless it shall have been securely placed on a permanent foundation and underpinned.

5.605. UTILITIES REQUIRED. FEE. INSPECTIONS

Water, septic and electrical utilities shall be a prerequisite to locating any occupying a mobile home within the corporate limits. Water, septic and proof of mobile home manufacture date prerequisites will be fulfilled before the mobile home will be issued a permit to be moved into within the town limits.

Town permit Requirements Before Issuance of Permit to Move Mobile Home into Corporate Limits

- 1. Water
 - a. Each resident must apply and obtain a water meter prior to locating mobile home within the corporate limits.
 - b. NO more than one residence per water meter will be permitted.
 - c. If water meter is already in existence, the meter must be inspected and operable prior to locating mobile home within the corporate limits.

2. Septic

- a. Each resident must stake off where the mobile home will be placed on the premises
- b. Each resident must obtain approval for installation of a septic tank from the South Carolina Department of Health and Environmental Control.
- c. The septic tank approval must include verification of results of percolation tests for the proposed site.

3. Proof of Mobile Home Manufacture Date

- a. Demonstrate proof of manufacture date of mobile home by providing a copy of the mobile home title to be filed in the Town Hall repository.
4. Provide a current survey (< or equal to 3 years) of the mobile home lots when permit application is requested. This survey should ensure residential zoning setbacks set forth in the Chesterfield County zoning ordinances is satisfied.

Additional County Building Permit Required by the County

5. Electrical

- a. The foundation required herein shall be a condition precedent to the electric lights being connected.
- b. Additional requirements may be required by the County before issuance of any electrical permit.

5.606. Other Residential Requirements

1. Mobile homes must be situated on no less than two (2) municipal lots. All municipal lots in the Town of McBee contain 5200 square feet. Chesterfield County requires any residential domicile to be situated on a minimum of 6,000 sq.ft. Two lots would be required to meet the County's minimum of 6,000 sq.ft. Two lots would be required to meet the County's minimum requirement. Two lots will equate to 10,400 square feet.

[Note: Any areas within the corporate limits that has not designated into lots must meet the required 10,400 square feet space before a permit will be issued to the applicant.]

2. All residential zoning setbacks for streets and alleys are to be the same as those set forth in Chesterfield County zoning ordinances. Refer to County Code of Enforcement for specific regulations governing setbacks and right of ways.

5.607. PENALTY

Any person, firm or corporation violating the provisions of this Article VI shall be subject to a minimum fine of one thousand dollars and up to two thousand dollars at the discretion of the Municipal Court.