

AN ORDINANCE TO  
REGULATE MOBILE HOMES  
BEING BROUGHT INTO  
FANNIN COUNTY, GEORGIA

**WHEREAS**, The Board of Commissioners of Fannin County, a political subdivision of the State of Georgia recognizes that a portion of the population of Fannin County, Georgia, maintains his or her residence in a mobile home, whether said mobile homes are located on individual property or in parks; and

**WHEREAS**, The Board of Commissioners of Fannin County, a political subdivision of the State of Georgia, acknowledge that mobile homes can provide affordable housing; and

**WHEREAS**, the public health, welfare, safety, and convenience require that certain minimum standards and conditions be adopted as to the age of mobile homes that can be brought into Fannin County, Georgia, in order to reduce the potential for harm and to preserve the quality of life for the citizens of Fannin County, Georgia; and

**WHEREAS**, The Board of Commissioners of Fannin County, a political subdivision of the State of Georgia, is charged with the duty of preserving the health, safety and welfare of Fannin County, Georgia and its citizens, together with the character of its neighborhoods and overall county development;

**NOW THEREFORE**, the following is ordained and established by the Board of Commissioners for Fannin County, Georgia:

**SECTION 1. JURISDICTION AND AUTHORITY**

These regulations shall govern the use and operation of all mobile homes on individual lots and within parks used for residential occupancy in the unincorporated areas of Fannin County, Georgia. It is the intent of these regulations to empower the Board of Commissioners and the Fannin County Land Planning and Development Officer to regulate the location of mobile homes within Fannin County, Georgia.

This ordinance does not govern or regulate industrialized buildings.

## **SECTION 2. PURPOSE**

These regulations are being promulgated to protect the health, safety and general welfare of the citizens of Fannin County, Georgia. The Board of Commissioners of Fannin County, Georgia, recognizes that mobile homes and non site built homes can meet the housing needs of many citizens of the County and will not adversely effect the overall development of Fannin County, Georgia, if utilized in accordance with compatibility standards.

## **SECTION 3. DEFINITIONS**

Mobile Home: A structure, transportable in one or more sections, which, in traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site is 320 or more square feet and which is built on a chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes plumbing, and electrical systems.

## **SECTION 4. MAXIMUM AGE STANDARDS**

Manufactured homes transported from outside of Fannin County, Georgia, which were manufactured in a year more than ten years prior to the year in which the manufactured home is to be relocated to Fannin County, Georgia, shall be presumed to be in a condition or state of disrepair making such home unsuitable for utilization within Fannin County, Georgia.

## **SECTION 5. MOBILE HOMES CURRENTLY ON FANNIN COUNTY TAX DIGEST**

Notwithstanding any provision of the within ordinance, any mobile home that was on the Fannin County Tax Digest for the previous year can be relocated to any point within Fannin County, Georgia.

## **SECTION 6. ADEQUATE MEANS OF ENTRY**

All manufactured homes shall provide adequate means of entry or steps at every door opening.

## **SECTION 7. MINIMUM SET BACK**

Location of manufactured home shall comply with the applicable county set back ordinances. Any adjacent property owner can execute an agreement of variance as to the set back from an adjacent property line.

## **SECTION 8. ADHERENCE TO FANNIN COUNTY ORDINANCE REGULATING MOBILE HOMES / MANUFACTURED HOMES AND PARKS**

This Ordinance shall be read with and construed in conjunction with the "Fannin County Ordinance to Regulate Mobile / Manufactured Homes and Parks". To the extent that there is a conflict between said ordinances, the within Ordinance shall govern. To the extent that the within Ordinance is silent on an issue, the aforesaid ordinance shall govern. All standards not specifically addressed in the within Ordinance shall be the same as those in the "Fannin County Ordinance to Regulate Mobile / Manufactured Homes and Parks." The provisions of inspection and enforcement shall be the same as those of the "Fannin County Ordinance to Regulate Mobile / Manufactured Homes and Parks".

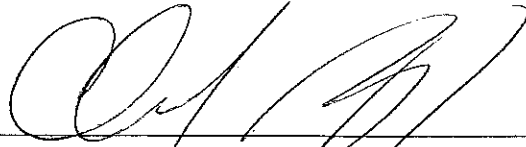
## **SECTION 9. HEADINGS, SEVERANCE, GOVERNING LAW**

The section headings are provided for reference only and shall not be controlling. In the event that any portion of the within Ordinance or the "Fannin County Ordinance to Regulate Mobile / Manufactured Homes and Parks" is deemed invalid, it shall not effect the validity of the remaining portions of said ordinances. The within Ordinance shall be governed by the Laws of the State of Georgia.

## **SECTION 10. EFFECTIVE DATE**

This Ordinance shall become effective on the date that the same is approved by the Board of Commissioners of Fannin County, Georgia. All dealers in manufactured homes shall have sixty days from the effective date of the Ordinance to provide a list to the Fannin County Land Development Officer of all manufactured homes in their inventory which exceed the standards set forth in this Ordinance. Said list shall specifically state the manufacturer and the identification number of each manufactured home.

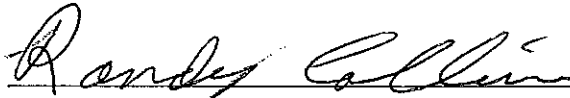
The aforesaid Ordinance having been approved and adopted by the Fannin County Board of Commissioners on the 25th day of May, 1999, the same shall be and is effective as of the 25th day of May, 1999.



SEAL

Cline Bowers, Jr., Chairman

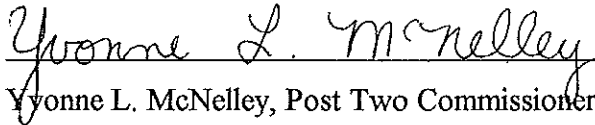
Fannin County Board of Commissioners



SEAL

Randy Collins, Post One Commissioner

Fannin County Board of Commissioners

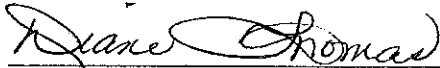


SEAL

Yvonne L. McNelley, Post Two Commissioner

Fannin County Board of Commissioners

ATTEST:



County Clerk

County Seal