

## MANUFACTURED HOME REQUIREMENTS

Once you have verified with the Zoning Administrator the lot on which you plan to place the manufactured home is zoned for that intended use, you shall apply to the building inspections department for a permit. The following are basic requirements to place a manufactured home in the city of Richmond Hill:

Zoning Ordinance Article IV, Section 8 B (1)

“B. *Permitted uses.* Within the RMHD district, unless otherwise permitted by this ordinance, no building, structure or land shall be used except for the following:

- (1) Single-family residence (except for those in mobile/manufactured home park). These conditions apply: (a) Must have asphalt shingle roof, (b) Must have 4:12 minimum roof pitch, (c) Must have continuous concrete perimeter footing, 18 inches wide by eight inches deep as per local code minimum with brick faced concrete block or stucco over concrete block continuous foundation wall, (d) Hitch, axles, and wheels must be removed, and (e) Metal siding foundations are prohibited.”

Each manufactured home must be designed according to the federal Manufactured Home Construction and Safety Standards at 24 CFR 3280, commonly called the HUD Code. The HUD Code stipulates, at §3280.305(c)(1) and §3280.305(c)(2), that the home shall be designed and constructed to conform to one of three wind load zones. The appropriate wind zone used in design is dependent on where the home will be initially installed. The city of Richmond Hill is located in Zone 2. Homes designed and constructed to a higher Wind Zone can be installed in a lower Wind Zone (a Wind Zone III home can be installed in a Wind Zone I or II location). However, a Wind Zone I home cannot be installed in either a Wind Zone II or III area.

Wind loads (a lateral load) must be resisted by the home. The home must be capable of transferring these imposed lateral loads to the home's stabilizing devices without exceeding the allowable stresses and other deflection requirements. Wind Zone I, Wind Zone II and Wind Zone III are identified on the basic wind zone map above. The manufactured home producer designs the home to resist the wind load, which is measured in pounds per square foot. Wind Zone I equates to a 70-mph fastest-mile wind speed. Wind Zone II equates to a 100-mph fastest-mile wind speed. Wind Zone III equates to a 110-mph fastest-mile wind speed.

If you have any questions, contact the Building Inspections Department 912-756-~~102~~ 4521  
For zoning verification call 912-756-3735