

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. Richmond Hill is located in a Wind Zone II for manufactured housing. The following are basic requirements to place a manufactured home in the city of Richmond Hill:

UDO Section 12.6 (J) Manufactured Homes on Individual Lots in R-4. All manufactured home dwellings located outside of manufactured home communities shall comply with the following requirements:

1. All dwelling units shall meet the requirements of the United States Department of Housing and Urban Development Regulations, entitled Mobile Home Construction and Safety Standards, effective June 15, 1976, as amended.
2. All dwellings shall be firmly attached to a permanent, continuous foundation around the entire perimeter of the dwelling, so as to be watertight as required by the construction code adopted by the city.
3. The wheels, pulling mechanism, and tongue of any manufactured home shall be removed prior to placement on a foundation.
4. All dwellings shall be connected to a sanitary sewer and water supply system approved by the city or the county health department, as applicable.
5. All dwellings shall provide steps or porch areas, permanently attached to the foundation where there exists an elevation differential of more than one (1) foot between any door and the surrounding grade. All dwellings shall provide a minimum of two (2) points of ingress and egress.
6. All additions to dwellings shall meet all the requirements of this ordinance and the applicable construction code adopted by the city.
7. All dwellings shall be aesthetically compatible in design and appearance with other residences in the vicinity, with either a roof overhang of not less than six (6) inches on all sides or alternatively with window sills or roof drainage systems, concentrating roof drainage at collection points along the sides of the dwelling. The compatibility of design and appearance shall be determined in the first instance by the building official upon review of the plans submitted for a particular manufactured home dwelling. An appeal by an aggrieved party may be taken to the board of zoning appeals. Any determination of compatibility shall be based upon the standards set forth in this section as well as the character, design and appearance of all residential dwellings located outside of manufactured home communities within 500 feet of the subject dwelling. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.
8. Prior to issuance of a building permit for any manufactured home dwelling unit, construction plans, including a plot plan adequate to illustrate compliance with the requirements of this ordinance, shall be submitted to the building official.
9. All manufactured home dwellings shall meet the standards for manufactured home construction contained in the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction & Safety Standards" effective June 15, 1976, as amended.