

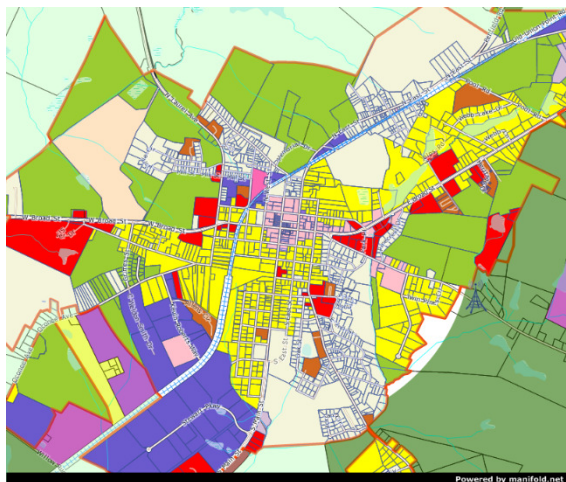
Before you buy that
manufactured or
mobile home, read
this!



Greensboro Planning and Zoning Office

Introduction: Thank you for taking the time to read this information sheet concerning manufactured housing within the city limits of Greensboro. We have made every attempt to present the rather complicated issue of manufactured homes in the simplest terms. This paper is designed to assist in matters associated with manufactured homes, and therefore all specific reference to ***manufactured homes*** have been printed in bold italicized type.

Objective: Our objective is to explain the provisions of the Greensboro Zoning Ordinance to prospective buyers of ***manufactured homes*** - before the purchase - to avoid costly mistakes and the aggravation of finding out their home purchase is not allowed in the specific zoning district in which they live



Residential Zoning Districts in Greensboro:

Greensboro has designated three different residential districts within the city limits. If you have any doubt as to your district, contact the Planning and Zoning Office before making a commitment to purchase a ***manufactured home***. Those residential districts are:

R-1 Low Density Residential District: Intended for single family residences includes homes defined as: (1) dwelling single-family detached (site built); and, (2) industrialized home qualifying as dwelling, single-family detached (modular construction). ***No HUD approved manufactured home is allowed in R-1 Districts.***

R-2 Medium Density Residential District: Intended for single family homes and duplexes includes homes defined as: (1) dwelling single-family detached (site built); (2) dwelling, two-family (site built); (3) industrial home qualifying as dwelling, single-family, detached (modular construction); (4) ***individual manufactured home*** meeting the definition of dwelling, single family, detached.

Comment: This underlined portion is the primary cause of misunderstanding or misinterpretation of the ordinance concerning ***manufactured homes*** in R-2 Districts. Now may be the time to visit the definition of dwelling, single family, detached, below. The Zoning Office interpretation and rationale that excludes HUD homes built on a trailer chassis from R-2 zones, is included.

RM Multifamily Residential District: Intended for community facilities needed for high density living includes (1) dwelling, single-family, detached (site built), (2) dwelling, two-family (site built), (3) dwelling multifamily (site built), (4) garage apartment (site built), (5) ***individual***

manufactured home (HUD constructed trailers*), (6) industrial home qualifying as dwelling, single-family detached (modular construction), (7) boarding house (site built or modular construction), apartments (site built), townhouses and condominiums (site built or modular construction).

Notes on RM district housing:

*** Take note this is the first residential district where *individual manufactured home* is listed without the added constraint of “meeting the definition of dwelling, single family, detached.”**

Other Zoning Districts Allowing Residential Occupancy.

A1 Agricultural District (intensive farming): Intended to prevent the non-agricultural resident from encroaching on existing, approved, or projected expansion of farms or farming operations allows (1) dwelling, single-family, detached (site built), (2) *individual manufactured home* (HUD construction), (3) industrialized building qualifying as dwelling, single-family detached (modular construction).

A2 Agricultural-Residential District: Intended for limited agricultural activities in areas where compatible low density, rural, single-family residential development has occurred or is occurring allows dwelling, single – or two-family detached dwelling (site built), *individual manufactured home* (HUD construction), industrialized building qualifying as dwelling, single- or two family detached (modular construction).

OR Office-residential District: Intended to allow side-by-side coexistence of traditional residences and businesses of a limited scale and intensity allows only dwelling, single-family, detached (site built).

PUD Planned Unit Development district: Intended for innovative concepts in large-scale residential development with a unified design providing continuity between the various elements allows (1) dwelling, single-family, detached (site built), dwelling, multifamily (site built), dwelling, two-family (site built), industrialized home qualifying as dwelling, single family (modular construction), condominiums and townhouses (site built).**

CPUD Commercial Planned Unit Development: Intended to encourage flexibility in the design and development of land to encourage large-scale mixed commercial, office/institutional and residential use allows single-family, detached and zero lot line residences (site built), single family condominiums or townhouses (site built), and two-family dwellings (site built).**

**Comment: Although unlikely, state approved modular construction may be utilized in PUD and CPUD developments.

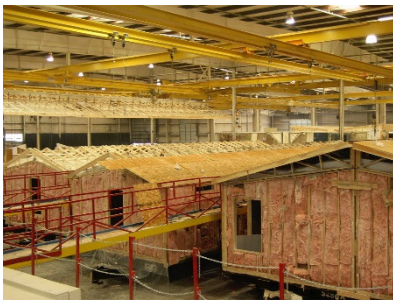
Types of residential construction allowed in Greensboro.



Site built homes are constructed on-site in accordance with the International Residential Building Code or International Building Code. Site built houses must meet certain ordinance requirements as to size, height, width, and materials. (See definition of dwelling, single-family, detached.) These buildings are inspected at different stages of construction by the local building inspector.



Modular homes and/or industrialized buildings are constructed in factories and then transported to and assembled on-site. These structures fall under the Georgia Industrialized Buildings Program and are inspected by the Georgia Department of Community Affairs in accordance with the State Building Administration Board (SAAB). Modular homes meet the same requirements as a site built home in Greensboro. ***Manufactured (mobile) homes*** are excluded from the program.



Manufactured homes are structures defined by and constructed and certified safe in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 as amended, 42 USC 5401 et seq., and means a structure, transportable in one or more sections, which in the 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 permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. The U.S. Department of Housing and Urban Development (HUD), certification plate, mounted on the structure, are required for occupancy.



Mobile homes are transportable, factory-built structures built before the enactment of the Federal Manufacture Housing Act of 1974, **and are not allowed to be moved into the City** for use as a residence. For mobile homes already in Greensboro and considered grandfathered, neither building permits nor certificates of occupancy will be issued for mobile homes containing aluminum wiring.

Size of residence per zoning designation. The minimum square feet per dwelling unit and minimum heated floor area are:

Zone Designations A1 / A2 / R1 / R2 require 1,000 square feet of heated floor space. **Most “double-wide” manufactured homes would not qualify under this provision. Most “double-wide” HUD home contain 680 square feet of heated space.**

Zone Designation RM requires a minimum 600 square feet of heated floor space. **HUD “double-wide” manufactured homes generally meet this requirement.**

Manufactured homes in manufactured home parks must contain at least 320 square feet of heated space. Greensboro has two recognized manufactured home parks. Manufactured homes must have a valid HUD certification plate on or in the structure to be used as a residence.

Permit Required. A building permit, issued by the City of Greensboro, must be issued before any HUD manufactured home is moved into the city, or moved from one location to another in the city. A highway permit secured by the seller to move wide loads over public roads is not acceptable as a building permit issued by the city.

Future Planning Considerations. Pre-existing manufactured homes that do not meet the requirements of the current zoning ordinance are considered “non-conforming buildings” and will be allowed to remain in use until measures are taken by the owner to meet current zoning requirements or discontinues the use and removes the structure. Any replacement homes must meet the current zoning requirements.

Definition: Dwelling, single-family, detached, means a structure including a site built or modular home that contains one dwelling unit designed for residential use that is surrounded by open space on the same lot, which meets or exceeds the following standards:

- (1) Minimum width in excess of 16 feet.
- (2) Minimum square footage required by the zone in which located.
- (3) The roof shall have a minimum roof pitch **greater than 4:12** and shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass or metal tiles, slate, or built up gravel materials. The roof overhang must be at least one foot when measured from the vertical side.

Zoning Comment: Roof pitches of 2:12 are the most common pitches on HUD manufactured homes, however, roof pitches of 5.5:12 are available. Check the internet for various manufacturers.

HUD homes that do not meet the 4:12 requirement will not be approved in R-1 and R-2 residential zones.)

(4) The exterior siding materials shall consist of wood, masonry, concrete, stucco, masonite, metal or vinyl lap.

(5) Be attached to a permanent foundation.

Zoning Comment: **A HUD home is not considered mounted to a permanent foundation unless the towing and wheel axles have been removed and the home is properly attached to a foundation that has been designed, inspected and approved by a Georgia licensed design professional.** This professional design will be required before a building permit is issued. See the HUD publication Permanent Foundation Guide for Manufactured Housing: Handbook 4930.3, August, 1989. This design requirement will be mandatory for all HUD homes regardless of new or used erected in Greensboro.)

(6) Be constructed according to standards established either by the state minimum standard codes as amended from time to time.

Zoning Comment: Georgia Department of Community Affairs has approved the International Building Codes published by the International Code Council for on-site construction of homes; and is the controlling authority for modular construction under the authority of the State Building Administration Board. The fact that HUD approved construction is not listed as an approved form of construction in this definition is significant.

Question or Comments: Questions or comments can be addressed to the City of Greensboro, Planning and Zoning Office, 212 N. Main Street, Greensboro, Georgia 30642; or via email at rzeier@greensboroga.gov; or by phone at (706) 453-7967. Written requests are preferred.