

Chapter 10 - BUILDINGS AND BUILDING REGULATIONS

FOOTNOTE(S):

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Cross reference— Community development, ch. 22; fire prevention and protection, ch. 34; land use, ch. 38; signs, § 38-251 et seq.; junk yards and open storage, § 42-176 et seq.; manufactured homes and trailers, ch. 50; street naming and property numbering, ch. 62; utilities, ch. 66; zoning ch. 70.

State Law reference— Authority to regulate building construction, S.C. Code 1976, § 4-25-10 et seq.

ARTICLE I. - IN GENERAL

Sec. 10-1. - Skirting of all county residences required; exception.

Because the enhancement of health, safety, energy conservation and aesthetics is created by skirting all housing, skirting or underskirting as required for mobile homes by section 50-94(3), shall be required under the living portions or areas of all county residences. This requirement is in addition to all other technical code requirements and does not apply to any existing homes in the county as of June 1, 1993, except as noted in section 50-94(3).

Secs. 10-2—10-35. - Reserved.

ARTICLE II. - TECHNICAL CODES

FOOTNOTE(S):

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State Law reference— Authority to adopt standard codes and regulations, S.C. Code 1976, § 6-9-10; authority to adopt and modify certain standard codes by reference, S.C. Code 1976, § 6-9-60.

DIVISION 1. - GENERALLY

Sec. 10-36. - Title.

This article shall be known as the Building Codes Ordinance of Anderson County, South Carolina.

(Ord. No. 149, art. I, § 1.1, 12-4-84; Ord. No. 215, art. I, § 1.1, 12-2-86; Ord. No. 284, art. I, § 1.1, 8-7-90)

Sec. 10-37. - Authority.

This article is adopted pursuant to the authority conferred by the South Carolina Code of Laws upon the county.

(Ord. No. 149, art. I, § 1.2, 12-4-84; Ord. No. 215, art. I, § 1.2, 12-2-86; Ord. No. 284, art. I, § 1.2, 8-7-90)

inspections when the project involves a county school.

- (b) If the school district desires inspections and/or plan review by the building and codes department, fees shall be charged and normal departmental procedures followed.

(Ord. No. 96-026, 12-17-96)

Secs. 10-43—10-60. - Reserved.

DIVISION 2. - ADMINISTRATION

Sec. 10-61. - Codes department.

- (a) There is hereby established a county building and codes department for the purposes of administering the provisions of those nationally recognized building codes identified in section 10-81 of this Code.
- (b) The codes department will be headed by a director appointed by and serving at the pleasure of the county administrator. Compensation for the director shall be determined at the time of appointment. The director shall employ such personnel as may be necessary in the proper performance of the duties of the office with the approval of the county council and county administrator.
- (c) Whenever the words "building official" appear in the Building Code, they shall refer to the director of the county codes department; whenever the words "chief appointing authority" appear, they shall refer to the county administrator; and whenever the words "governing body" or "applicable governing body" appear, they shall refer to the county council.
- (d) The codes department shall accept all applications for required permits, review plans and specifications, make required inspections and issue required certificates and permits. The codes department shall be responsible for all administrative functions required by the adopted codes.
- (e) The enforcement of the codes will commence after a director has been appointed and the administrator has determined that the codes may be effective and efficiently administered.
- (f) The administration of the building codes shall be assisted through the collection of fees established by the county council. The administration of the housing code shall be funded as required by county council appropriations. Any fee changes shall be made by the county council.

(Ord. No. 149, art. II, § 2.7, 12-4-84; Ord. No. 215, art. II, § 2.7, 12-2-86; Ord. No. 284, art. II, § 2.9, 8-7-90; Ord. No. 01-013, §§ 4, 5, 6-19-01)

Sec. 10-62. - Maximum time permitted for codes director or inspector to appear on site following notification of readiness for inspection; effect of failure to appear.

The codes director or his designee shall perform an inspection in a reasonable time period, but not more than one work day following notification that the work is ready. If the inspection is not performed within the allotted one-work-day, the work may be covered and/or construction continued. Saturdays, Sundays and legal holidays shall not be included in the computation of the one-work-day.

(Ord. No. 149, art. II, § 2.8, 12-4-84; Ord. No. 215, art. II, § 2.8, 12-2-86; Ord. No. 284, art. II, § 2.10, 8-7-90)

Anderson County hereby incorporates herein, by reference thereto and made a part hereof, as fully as if set forth verbatim herein, only the latest edition, amendments, and appendices, save and except such portions as may be hereinafter amended, of the following nationally recognized building codes and the standards referenced in those codes, three copies of which shall be available for inspection in the Anderson County Department of Building and Codes, as the official building codes of the county:

CABO One- and Two-family Dwelling Code
 International Building Code, and appendices A—J
 International Energy Conservation Code
 International Existing Building Code
 International Fire Code, and appendices A—J
 International Fuel Gas Code, and appendices A—D
 International Mechanical Code, and appendices A—B
 International Plumbing Code, and appendices B—G
 International Property Maintenance Code, and all appendices
 International Residential Code, and appendices A—K
 National Electric Code
 Standard Building Abatement Code
 Standard Swimming Pool Code

The latest edition of the above building codes shall continue in force until new or revised or successor building codes are subsequently made available for each, respectively, by the publisher and adopted by the South Carolina Building Codes Council. Once new or revised or successor building codes for each, respectively, are published and adopted by the South Carolina Building Code Council, such building codes shall be immediately adopted as part of the County Code, but shall be implemented and enforced one-year from the date of adoption by the South Carolina Building Code Council.

(Ord. No. 149, art. II, § 2.1, 12-4-84; Ord. No. 215, art. II, § 2.1, 12-2-86; Ord. No. 284, art. II, § 2.1, 8-7-90; Ord. No. 99-018, § 19, 11-2-99; Ord. No. 01-013, § 2, 6-19-01; Ord. No. 02-003, § 2, 3-5-02; Ord. No. 04-024, § 1(Exh. A), 10-19-04)

~~Sec. 10-81.1. Height limit for weeds.~~

~~For purposes of Section 302.4 of the International Property Maintenance Code regarding maintenance of weeds, all premises and exterior property shall be maintained free from weeds or plant growth, as described therein, in excess of 12 inches in height. This limitation on weed height shall only apply to tracts of land with a total area of less than ten acres.~~

(Ord. No. 04-024, § 1(Exh. A), 10-19-04)

Sec. 10-111. - Declaration of public policy.

In order for the officials of the county to comply with state statutes and regulations promulgated by the state tax commission and in order for the officials of the county to achieve the purposes of tax equalization in the most feasible, economical manner, it is hereby determined that the county assessor shall be responsible for maintaining appropriate records so that new construction is listed upon the tax books for the county.

(Ord. No. 129, § 1, 3-6-84; Ord. No. 138, § 1, 7-3-84)

State Law reference— Similar provisions, S.C. Code 1976, § 4-25-210.

Sec. 10-112. - Administration.

The assessor shall prepare any required forms and shall promulgate such rules and regulations as may be necessary subject to approval by the county administrator. The assessor may require any person who is issued a building permit to keep accurate records of all costs of the improvement and such records shall be made available to the assessor upon his request. If any person refuses to make such records available, it shall be presumed that the costs thereof are in excess of \$1,000.00 and a permit shall be required. The personal labor of any owner or members of his immediate family shall not be included in computing the first \$1,000.00. An exemption shall be allowed only once in any one year for any person. The building permit shall be issued for a period of 12 months and may be renewed once for an additional six-month period, at the end of the original twelve-month period, upon the discretion of the codes director if the construction or improvement is not completed. If construction is not completed in 18 months the permitting process must start anew, using the codes, standards and procedures then in effect.

(Ord. No. 129, § 3, 3-6-84; Ord. No. 138, § 3, 7-3-84; Ord. No. 94-030, § 1, 1-3-95)

Sec. 10-113. - Penalty.

Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and upon conviction shall be punished in accordance with section 1-7.

(Ord. No. 129, § 9, 3-6-84; Ord. No. 138, § 8, 7-3-84)

Sec. 10-114. - Required information.

The application for a building permit shall provide such information as may be required by the rules and regulations promulgated under this article which shall include, but not be limited to, the following:

- (1) The name of the owner of the real estate.
- (2) The school district.
- (3) The street number or road and rural post office box number.
- (4) The estimated cost of construction or improvements.
- (5) The estimated total floor area in square feet.
- (6) The type of construction.

(Ord. No. 174, § 1, 7-2-85; Ord. No. 215, art. IV, § 4.3, 12-2-86; Ord. No. 284, art. II, § 2.11, 8-7-90; Ord. No. 327, § 1, 6-4-91)

Secs. 10-119—10-145. - Reserved.

ARTICLE IV. - COUNTY BUILDINGS

FOOTNOTE(S):

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Cross reference— Civic center authority, § 2-481 et seq.

Sec. 10-146. - Applicability.

This article shall be applicable to any and all buildings, structures or similar improvements presently existing, or to be erected, on real property owned by the county or any agency, department, board or commission established or regulated by the county council pursuant to S.C. Code 1976, § 4-9-30(6) or whose governing board is appointed pursuant to S.C. Code 1976, § 4-9-170 and all such buildings, structures or similar improvements shall be hereinafter referred to as county buildings.

(Ord. No. 123, § 1.1, 12-20-83)

Sec. 10-147. - Council approval for alterations, repairs, other construction projects.

- (a) The county council shall give prior approval before any county building is altered, repaired, built, removed, modified, demolished, condemned, rehabilitated or improved, including additions and permanent fixtures thereto.
- (b) The county council shall also give prior approval before any lessee of county property shall alter, repair, build, remove, modify, demolish, condemn, rehabilitate, or improve any buildings or structures not owned by the county but located on county property, including additions and permanent fixtures thereto unless such alteration, repair, building, removal, modification, demolition, condemnation, rehabilitation, or improvement is expressly permitted in the current lease or other current written agreements.

(Ord. No. 123, §§ 1.2, 1.3, 12-20-83)

Sec. 10-148. - Legal representation.

- (a) This section shall be applicable to all agencies, departments, boards and commissions defined in section 10-146.
- (b) The county attorney shall represent all agencies, departments, boards and commissions in all legal matters, whether or not an action has been commenced or is contemplated.
- (c) The county council shall give prior approval before any agency, department, board or commission may file a complaint in state or federal court.

(Ord. No. 123, § 2, 12-20-83)

Sec. 10-179. - Standards for determining fitness of dwellings for human habitation.

The codes director may determine that a dwelling is unfit for human habitation if he finds that conditions exist in such dwelling which are dangerous or injurious to the health, safety or morals of the occupants of such dwelling, the occupants of neighboring dwellings or other residents in the county. Such conditions may include the following (without limiting the generality of the foregoing): defects increasing the hazards of fire, accidents or other calamities; lack of adequate ventilation, light or sanitary facilities; dilapidation; disrepair; structure defects; uncleanness; and breeding areas for insects or vermin.

(Ord. No. 149, art. III, § 3.4, 12-4-84; Ord. No. 215, art. III, § 3.4, 12-2-86; Ord. No. 284, art. III, § 3.4, 8-7-90)

State Law reference— Similar provisions, S.C. Code 1976, § 31-15-350.

Sec. 10-180. - Complaint procedure; action taken by codes director; failure to comply with order.

- (a) Whenever a petition is filed with the codes director by at least five residents of the county charging that any dwelling is unfit for human habitation or whenever it appears to the codes director (on his own motion) that any dwelling is unfit for human habitation, the codes director shall, if his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of and all parties in interest in such dwelling a complaint stating the charges in that respect and containing a notice that a hearing will be held before the codes director or his designated agent at a place therein fixed not less than ten days nor more than 30 days after the serving of such complaint; that the owners and parties in interest shall be given the right to file an answer to the complaint; that the owners and parties in interest shall be given the right to file an answer to the complaint and to appear in person or otherwise and give testimony at the place and time fixed in the complaint; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the codes director.
- (b) If, after such notice and hearing, the codes director determines that the dwelling under consideration is unfit for human habitation, he shall state in writing his findings of fact in support of such determination and shall issue and cause to be served upon the owner thereof an order:
 - (1) If the repair, alteration or improvement of the dwelling can be made at a reasonable cost in relation to the value of the dwelling ("reasonable cost" being not over 50 percent of such value), requiring the owner, within the time specified in the order, to repair, alter or improve such dwelling to render it fit for human habitation or to vacate and close the dwelling as a human habitation; or
 - (2) If the repair, alteration or improvement of the dwelling cannot be made at a reasonable cost in relation to the value of the dwelling ("reasonable cost" being not over 50 percent of such value), requiring the owner, within the time specified in the order, to remove or demolish such dwelling.
- (c) If the owner fails to comply with an order to repair, alter or improve or to vacate and close the dwelling, the codes director may cause such dwelling to be repaired, altered or improved or to be vacated and closed, and the codes director may cause to be posted on the main entrance of any dwelling so closed, a placard with the following words:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."
- (d) If the owner fails to comply with an order to remove or demolish the dwelling, the codes director may

State Law reference— Similar provisions, S.C. Code 1976, § 31-15-390.

Sec. 10-183. - Provisions cumulative.

Nothing contained in this division or the enabling legislation shall be construed to abrogate or impair the powers of the courts or of any department of any municipality in the county to enforce any provision of its charter or its ordinances or regulations, or to prevent or punish violations thereof and the powers conferred by this division and the enabling legislation shall be in addition and supplemental to the powers conferred by any other law.

(Ord. No. 149, art. III, § 3.8, 12-4-84; Ord. No. 215, art. III, § 3.8, 12-2-86; Ord. No. 284, art. III, § 3.8, 8-7-90)

State Law reference— Similar provisions, S.C. Code 1976, § 31-15-400.

Chapter 50 - MANUFACTURED HOMES AND TRAILERS

FOOTNOTE(S):

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Cross reference— Buildings and building regulations, ch. 10; land use, ch. 38.

State Law reference— Mobile homes and house trailers, S.C. Code 1976, § 31-17-310 et seq.

ARTICLE I. - IN GENERAL

Secs. 50-1—50-35. - Reserved.

ARTICLE II. - MOBILE HOMES

FOOTNOTE(S):

--- (2) ---

State Law reference— Mobile homes, S.C. Code 1976, § 31-17-310 et seq.

DIVISION 1. - GENERALLY

Sec. 50-36. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Unless specifically defined below, words and phrases used in this article shall be interpreted so as to give them the meaning they have in common usage and to give this article its most reasonable application.

Accessory structure means a detached separate subordinate building or structure located on the same site or lot as the mobile home which it serves.

The legislature of the state has delegated the responsibility to local governmental units to adopt regulations and policies for the general welfare of its citizenry.

(Ord. No. 299, art. I, § 1, 4-21-92)

Sec. 50-38. - Purpose.

The stated purpose of this article shall be to establish rules and regulations for the siting of mobile homes in the county in order to better accommodate mobile homes, and to provide for an orderly, sound, safe and healthy environment for mobile home inhabitants. Specifically, this article shall establish design, structural, construction and siting standards for individual mobile homes sited for the first time, or moved from one property to another, and mobile home parks in the unincorporated areas of the county. This article shall supersede any and all ordinances pertaining to mobile homes in the county.

(Ord. No. 299, art. I, § 2, 4-21-92)

Sec. 50-39. - Application; exceptions.

It shall be unlawful for any person to cause or allow any mobile home or travel trailer to be parked, located, placed, moved, maintained or used for business, living or other purposes on any street, alley, park, county property or private property within the boundaries of the county except in conformance with this article, with the following exceptions:

- (1) These regulations shall not apply to modular, prefabricated or unitized dwellings permanently affixed to the ground nor to campers or travel trailers not exceeding eight feet in body width, registered with DOT as a recreational vehicle, and designed for recreation or other short-term uses, except that the number of such units located on any premises is subject to regulations under subsection (2).
- (2) Unoccupied mobile homes that are principally for sale or resale on a mobile home designed dealership lot or similar sales lot are exempted from these regulations.
- (3) It shall be unlawful to attach or join two individual mobile homes designed as freestanding mobile homes for the purpose of enlarging the living area without meeting building codes, and inspection by applicable county offices and agencies.

(Ord. No. 299, art. I, § 3, 4-21-92; Ord. No. 360, § 2, 4-20-93)

Sec. 50-40. - Fact sheet available to public.

The building and codes department of the county will have available to purchasers of mobile homes a copy of a fact sheet pertaining to the setup and approval process for mobile homes.

(Ord. No. 299, art. I, § 4, 4-21-92)

Secs. 50-41—50-60. - Reserved.

DIVISION 2. - ADMINISTRATION

Denial of issuance of a permit under this section may be appealed to the county board of land use appeals under procedures set forth in section 38-255.

- (c) *Yearly tax renewal stickers.* The county treasurer's office shall issue, free of charge, a numbered, yearly tax renewal sticker to all mobile home owners with taxes in a current status at or after the time mobile home owners pay their annual ad valorem taxes on such mobile homes. It shall be the duty of the mobile home owner to obtain such sticker from the treasurer's office at the time of paying annual ad valorem taxes or thereafter, but not later than March 16 of each year. Failure to obtain and display this numbered tax renewal sticker on or before March 16 will be deemed a violation of this article. The treasurer's office will administer this sticker program and all county offices and employees shall comply with the procedures established for this program by that individual. This yearly renewal tax sticker requirement will become effective for taxes paid October 1, 1993, and thereafter.
- (d) *Display of evidence of registration.* Every mobile home located within the county, except as otherwise provided in this article, shall throughout the current issue year or period, display both the assigned numbered registration decal and the numbered tax renewal sticker as required and in such manner as to be visible from the nearest road. Only current/valid county mobile home decals and annual tax renewal stickers shall be displayed. All expired decals must be removed.
- (e) *Replacement of decals and tax renewal sticker.* Upon satisfactory evidence that any registration decal or tax renewal sticker has been lost or destroyed, a duplicate shall be issued. The state-mandated registration fee of \$5.00 shall be charged for the replacement of a registration decal, but there will be no charge for replacement of a tax renewal sticker.
- (f) *Tax liability.* S.C. Code 1976, § 12-43-230(b) classifies mobile homes as real property for ad valorem tax purposes. Therefore, any tax liabilities follow the mobile home. A buyer of a mobile home upon which there are unpaid taxes is responsible for the unpaid taxes.
- (g) *Moving permit requirement.* Prior to the movement of any mobile home being transported into, out of, or within the boundaries of the county for any reason, a county moving permit must be acquired. This moving permit will be issued by the county mobile home permit office and must be displayed at the rear of the mobile home during the entire transit period. Failure to acquire this permit will place the mobile home hauler and the owner in violation of this section. Before issuing a moving permit, the licensing agent shall require a receipt from the county treasurer indicating that all prior taxes and fees have been paid on the mobile home. If the mobile home is to be moved outside the boundaries of the county all current taxes and fees must be paid in addition to prior taxes and fees. The current value of the mobile home shall be assessed by the assessor, and the auditor shall base the taxes on the prior year's millage. This requirement for a moving permit shall not apply to mobile home dealers moving a mobile home from their lot to a customer's lot when the delivery is required by the terms of the sale, or, bringing a mobile home into the state for resale purposes, however all other requirements of this article remain in full force and effect for dealers, including but not limited to the provisions of subsection (j) below.
- (h) *Mobile home park listing submitted to mobile home permit office.* Each mobile home park owner shall provide to the county mobile home permit office on or before December 31 of each year a listing of owners of all mobile homes within their park. Such listings shall consist of the full name of the owner and the space/lot number where the mobile home is situated, based on the park owner's records, and the current registration decal number for that mobile home. Mobile home parks shall also be required to

Sec. 50-62. - Mobile home park development plan approval.

- (a) In order to construct or develop a mobile home park within the county a developer must secure approval of the development plan by the county land use office under regulations of the planning commission.
- (b) Development plans review:
 - (1) The developer shall present two copies of the development plans containing information deemed necessary to the land use office which shall determine that the site plan is in conformity with the requirements of this article. The county permit office shall enlist the advice and recommendations of applicable agencies.
 - (2) The county land use office shall within 30 days after submission of the development plans, approve the plans, disapprove the plans, or approve the plans subject to changes required by the permit office. If the development plans are disapproved or changes are required with which the developer does not concur, the developer may submit the development plans to the planning commission.
- (c) In order to obtain a development permit, the developer shall obtain written approval from the county land use office. Issuance of a development permit will allow the developer to start construction.

(Ord. No. 299, art. VII, § 1, 4-21-92)

Sec. 50-63. - Establishment of administrative procedures.

The county administrator has the authority to establish appropriate administrative procedures in order to implement this article.

(Ord. No. 299, art. VII, § 1, 4-21-92; Ord. No. 360, § 9, 4-20-93)

Sec. 50-64. - Inspection of mobile homes, mobile home parks.

- (a) Before occupancy of the mobile home park may occur, a final inspection of the mobile home park for conformance with the approval plan shall be conducted by the state health authority and by the county land use office.
- (b) The permit office is hereby authorized to make periodic inspections to determine the condition of the mobile homes and mobile home parks located within the jurisdiction of this article in order that they may perform their duties of safeguarding the health and safety of occupants of mobile home parks and of the general public.

(Ord. No. 299, art. VII, § 2, 4-21-92)

Sec. 50-65. - Notices, hearings and orders.

- (a) Whenever the permit office determines that there are reasonable grounds to believe that there has been a violation of any provision of this article, notice of such alleged violation shall be given to the owner or agent of the park, as hereinafter provided. Such notice shall be in writing; include a statement of the reasons for its issuance; allow 15 days for the performance of any act it requires; and contain necessary language to effect compliance with the provisions of these regulations. Such notice will not prevent or stay penalties for violations, except for additional violations of a continuing nature pursuant to section 50-67.

that the granting of a variance will not result in additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public or conflict with existing local laws or ordinances.

- (3) Every decision of the board of land use appeals shall be final, subject, however, to such remedy as any aggrieved party might have at law or in equity. It shall be in writing and shall indicate the vote upon the decision. Every decision shall be promptly filed in the office of the planning commission, and shall be open to public inspection. A certified copy shall be sent by mail or otherwise to the appellant and a copy shall be made publicly available in the office of the land use appeals.

(Ord. No. 299, art. VII, § 4, 4-21-92; Ord. No. 360, § 10, 4-20-93)

Cross reference— Boards, commissions, committees and councils, § 2-351 et seq.

Sec. 50-67. - Penalties.

In case any mobile home or mobile home park is established, located, moved, maintained or used in a willful violation of this article, such violation shall constitute a misdemeanor and shall be punishable in accordance with section 1-7. Each day such violation continues after notice to discontinue has been served pursuant to section 50-65(a), shall be considered a separate offense. Each person who commits, participates in, assists in, or maintains such violation may be found guilty of a separate offense and suffer the penalties provided.

(Ord. No. 299, art. VIII, § 1, 4-21-92; Ord. No. 360, § 11, 4-20-93)

Secs. 50-68—50-90. - Reserved.

DIVISION 3. - PERFORMANCE STANDARDS FOR INDIVIDUAL MOBILE HOMES

Sec. 50-91. - Compliance generally.

All mobile homes sited within the county for the first time or moved from one site to another in the county after April 21, 1992, must comply with the following regulations in this division. These regulations shall apply to mobile homes in the unincorporated areas in the county after April 21, 1992. However, where sections of this division and another provision conflict or overlap, whichever imposes the most stringent restrictions shall prevail. All mobile homes already on individual lots on the date of passage of this ordinance from which this division is derived must within 18 months, after such passage, meet the following requirements: Section 50-92 (steps only), section 50-94 and section 50-98.

(Ord. No. 299, art. III, § 1, 4-21-92)

Sec. 50-92. - Foundation and steps.

All foundations whether permanent or semipermanent shall be inspected and approved by the inspector. Also all steps used to access the interior of a mobile home must be of a manufactured nature 36 inches wide. Manufactured nature shall be of one of the following: precast concrete, mortared; brick construction; or on-site constructed wood or

create a fire hazard or harbor trash or rodents. Skirting must have an access door or other easy access and be properly vented. Skirting shall be maintained in a good state of repair and shall be painted or stained, where applicable. The requirements of this section shall apply to all homes sited or resited within the county after April 21, 1992, and shall not apply to homes already sited in the county as of April 21, 1992, unless and until such homes are moved or resited after such date.

- (4) Because the enhancement of health, safety, energy conservation, and aesthetics created by skirting also applies to all other housing, the county building codes Ordinance No. 284 shall be revised, during codification of county ordinances, to require similar skirting, underskirting or underpinning under the living portions or living areas of all county residences. This requirement shall not apply to any existing homes in the county as of June 1, 1993, except as noted in subsection (3).

(Ord. No. 299, art. III, § 3, 4-21-92; Ord. No. 360, §§ 6, 7, 4-20-93; Ord. No. 377, § 1, 6-1-93)

Sec. 50-95. - Waste disposal systems.

The waste disposal systems of any proposed subdivision or mobile home park shall be approved by the state health authority before a final subdivision plan or a land use permit is issued.

(Ord. No. 299, art. III, § 4, 4-21-92)

Sec. 50-96. - Additional requirements for individual mobile home.

For residential occupancy only, and only so long as annually certified by a physician for medical necessity or for a caregiver, a mobile home and a house or two mobile homes may occupy one lot subject to DHEC approval, if not restricted by deed. Exception: On large tracts of ten acres or more, two mobile homes on ten acres and one additional mobile home on each additional ten acres will be permitted without a variance.

(Ord. No. 299, art. III, § 5, 4-21-92; Ord. No. 03-014, § 1, 5-6-03)

Cross reference—Solid waste, ch. 58; utilities, ch. 66.

Sec. 50-97. - Setback required.

No mobile home located on an individual lot may be located less than five feet from any property line and 30 feet from any road right-of-way line.

(Ord. No. 299, art. III, § 6, 4-21-92)

Sec. 50-98. - Miscellaneous setup requirements.

- (a) *Tires and rims.* All tires and rims must be removed from mobile home at time of setup.
- (b) *Wiring.* All wiring for electrical, telephone, cable TV, etc., must be buried and/or secured properly under the mobile home. Where wiring is exposed to moisture or physical damage, it shall be protected by rigid conduit.
- (c) *Lot numbers.* All mobile homes shall have lot or street numbers placed on the end or side closest to the street.

(e) *Roadways.*

- (1) Roadways in mobile home parks must be built to the county standards for residential roads.
- (2) Where roadside parking is proposed the following road bed shall be provided:
 - a. Parallel parking one side, road width 24 feet;
 - b. Parallel parking both sides, road width 28 feet.
- (3) No mobile home in a mobile home park shall have direct access to a public street or highway. All mobile home lots shall have access to an interior roadway.

- (f) *Mobile home interior lots.* Each mobile home lot shall have a minimum of 4,000 square feet and be a minimum of 45 feet wide when on public sewer.

(Ord. No. 299, art. IV, § 1, 4-21-92)

Sec. 50-127. - Existing parks.

The following sections shall apply to all existing parks after April 21, 1992:

- (1) *Siting standards.* All mobile homes sited within the county for the first time or moved from one site to another in the county after April 21, 1992, must comply with the following regulations: Sections 50-91 through 50-99 (except section 50-97). These regulations shall apply to mobile homes in the unincorporated areas in the county after April 21, 1992. However, where subsections of this section and another provision conflict or overlap, whichever imposes the most stringent restrictions shall prevail. All mobile homes in existing parks on April 21, 1992, must within 18 months meet the following requirements: Section 50-92 (steps only), section 50-94, section 50-95 and section 50-98.
- (2) *Supervision of mobile home park.* The person to whom a permit for a mobile home park is issued shall at all times operate the park in compliance with these regulations.

(Ord. No. 299, art. V, § 1, 4-21-92)

Sec. 50-128. - Mobile homes in designated subdivisions.

- (a) All mobile homes in a designated subdivision when sited after April 21, 1992, shall conform to the following requirements: Sections 50-91 through 50-99, except section 50-97. All mobile homes in designated subdivisions on April 21, 1992, must within 18 months meet the following requirements: Section 50-92 (steps only), section 50-94, section 50-95, and section 50-98.
- (b) The lot size of any mobile home located in a designated subdivision shall not be less than the minimum lot size outlined in the county subdivision regulations. Each mobile home shall be set back from the road a distance not less than the minimum setback required in the subdivision regulations in the county.

(Ord. No. 299, art. VI, § 1, 4-21-92)

Cross reference— Subdivisions, § 38-286 et seq.