

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
October 25, 2011
PC#2011-18 (All Jurisdictions)**

SUBJECT: Request for text amendment to the Florence County Code of Ordinances, Chapter 30. Zoning Ordinance, Section 30-311. – Definitions for residential designed manufactured home.

APPLICANT: Florence County Planning Department

Staff Analysis:

As staff administers the regulations of the Zoning Ordinance of the Florence County Code and all the participating jurisdictions, periodic amendments need to be made to the Code to maintain accurate references, to stay abreast of advances in technologies and systems and to provide the most efficient and accurate customer service as possible to all the citizens of Florence County.

More than ten years ago, certain requirements were established within the definition of a residential designed manufactured home (doublewide) for placement in R-3 and R-5 zoning districts. Two of the requirements state the home must contain a 3:12 roof pitch and an 8-inch overhang before being placed on property.

Building Officials currently go to location and measure selected homes to assist the potential or current homeowner. The roof pitch of the homes usually measure between 2:12 and 3:12. Often they do not meet the 3:12 roof pitch requirement and require expensive custom modification to conform with the Code. The overhang usually measures between a 6-inch and 8-inch overhang. It has been found that these inconsistencies are driven by SCDOT height and width restrictions on transportation that push the roof pitch to less than the 3:12 pitch and the eight inch overhang requirement of the past.

Construction practices and techniques have significantly improved the final product of residential-designed manufactured homes over the last ten years. In fact, in 2001 the *American Planning Association* stated that “manufactured homes have become safer and more durable since the enactment of the HUD Code in 1976, and their appearance has improved significantly.”

Text Amendment Request:

Planning Department staff requests an amendment to the definition of residential designed manufactured home dwelling by modifying the current requirement from a 3:12 roof pitch to a 2.3:12 roof pitch and the 8-inch overhang to a 6-inch overhang.

The amendment to the text of the above-referenced definition shall read as follows with deletions and replacement of text by strikethrough and in bold.

Dwelling, residential designed manufactured home. A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (Title 24, § Code of Federal Regulations [CFR], Part 3280) HUD Code, which:

- a. Has a minimum width over 20-25 feet (multiple-section);
- b. Has a minimum of 900-1100 square feet of enclosed living area;
- c. Has a minimum 32.3:12 roof pitch; and has a type of shingle commonly used in standard residential construction;
- d. Is covered with an exterior material customarily used on site built homes, including vinyl or aluminum lap siding, wood, masonite, or other materials similar to the exterior siding commonly used in standard residential construction; and
- e. Has a roof overhang of not less than ~~eight~~six inches; and
- e-f. **Has an entry landing that conforms to the minimum requirement of the current edition of the SC State Residential Building Code.**

Staff Recommendation:

Planning Department staff recommends approval of the text amendment request to the Planning Commission as presented.

Florence County Planning Commission Action: Meeting October 25, 2011

Florence County Planning Commission Recommendation: