

**AN ORDINANCE
TO ADMEND APENDIX A, ARTICLE VII, SECTION 726, TO INCLUDE GENERAL AND
SUPPLEMENTARY PROVISIONS OF THE OFFICIAL ZONING ORDINANCE
OF THE CITY OF LIBERTY SOUTH CAROLINA**

Section I: Findings and Enabling Citation

Whereas, the City of Liberty has adopted an Official Zoning Ordinance in accordance with South Carolina State Enabling Legislation, as included in Title VI, Chapter 29 of the South Carolina Code of Laws, for the purpose of promoting the public health, safety, and general welfare of the community, and

Whereas, the City Council and Planning Commission of the City of Liberty do find that it is necessary to amend the Official Zoning Ordinance from time to time in order to most effectively promote the goals of the Ordinance, as established above, and

Whereas, at this time it is found by City Council and the City Planning Commission that a change to the District Regulations is necessary for the needs of the community as it grows,

Now Therefore, the City Council of the City of Liberty, upon review of a positive recommendation from the Planning Commission of the City of Liberty, Be it ordained that the City Council does adopt this Ordinance to allow for the following sections to be amended as printed below:

Section I: Amendments

Addition to Article VII, Section 725 of the Official Zoning Ordinance, General and Supplementary Provisions , The language included in Section 725 shall be added as follows:

Section 725 Manufactured Homes Standards

A manufactured home is a prefabricated structure built in a factory on a permanently attached chassis before being transported to site.

Modular Home is modular building is a prefabricated building that consists of repeated sections called modules. Modularity involves constructing sections away from the building site, then delivering them to the intended site. Installation of the prefabricated sections is completed on site.

Mobile home is a large trailer or transportable prefabricated structure that is situation in one particular place and used as a permanent living accommodations.

Per these definitions, no new mobile homes are not permitted in the city limits. Manufactured homes will only be allowed on the 504 District and existing mobile homes parks. Modular homes will be allowed in all residential zones.

725.1 No new mobile homes are allowed to be placed in the City of Liberty. A manufactured home cannot be more than 20 years old. Manufactured homes must receive a moving permit from Pickens County. A zoning compliance form must be received from the City of Liberty before allowing the manufactured home to be placed.

725.2 Manufactured Home Standards

No Certificate of Occupancy shall be issued for any manufactured home originally brought into the City of Liberty or relocated within the City subsequent to the adoption of this ordinance unless a Certificate of Zoning Compliance shall have been issued by the Zoning Administrator, to certify that the manufactured home is in full compliance with this ordinance.

All manufactured homes subject to this ordinance shall meet or exceed the construction standards promulgated by the US Department of Housing and Urban Development, as well as the South Carolina Manufactured Housing Board, including:

- a. A permanent landing and steps with handrails are required for each outside doorway. The structure must include steps that lead to ground level. The landing, handrails, and steps must meet the requirements below:
 1. A minimum 3 ft. by 3 ft. landing shall be required outside of each exit door.
 - a. The landing shall not be more than 8 ½ inches below the threshold.
 - b. Steps shall be 8 ¼ inches maximum in height. Treads shall be a minimum of 9 inches wide.
 - c. All wood components in contact with the ground must be treated and approved for ground contact.
 - d. If steps are 30 inches or greater in height, permanent handrails are to be installed.
 2. The pitch of the roof must have a minimum vertical rise of two ½ feet for every twelve feet of horizontal run, and the roof must be finished with a type of shingle that is commonly used in conventional residential site-built dwellings.
 3. The exterior siding shall consist of wood, hardboard, or vinyl comparable in composition, appearance and durability to the exterior siding commonly used in conventional residential site built dwellings.
 4. Skirting or a curtain wall, un-pierced except for required ventilation and access door, must be installed and maintained so that it encloses the area under manufactured multi-section homes and modular porches, decks, or other additions to ground level. The foundation skirting or curtain wall may be of brick, masonry, or vinyl or similar materials designed and manufactured for permanent outdoor installation. Materials used for skirting should be erected so as not to create a fire hazard and shall be maintained in a state of good repair. The skirting or curtain wall must be installed before a Certificate of Occupancy may be issued.
 5. The home must be placed upon footings and piers that meet the requirements of the Manufacturer's Installation Manual. Should the manufacturer's instructions not be available, this following shall apply:
 - a. Footings - The base of all piers shall be comprised of solid masonry block at least 3,000 psi strength. Piers less than 80" in height shall use blocks 16" x 16" x 4" in size. Piers more than 80" in height shall use blocks 24" x 24" x 6" in size.
 - b. Piers - Piers less than 36" in height shall use 8" x 16" concrete block with open cells vertical.
 - i. The piers shall be covered with a 2" x 8" x 16" wood or 4" masonry cap.
 - ii. All piers between 36" and 80" in height and all corner piers must be double blocked (8" x 16" blocked inter-locked) and capped with a 4" x 16" x 16" pressure treated pier cap or a 4" masonry cap
 - iii. Piers over 80" in height require engineering.
 - iv. Each manufactured home shall be anchored according to the HUD regulations of the National Manufactured Housing Construction and

Safety Standards Act or the Manufacturer's Installation Manual. Should the manufacturer's instructions not be available, the table below shall be used.

Section II; Repealer Pertaining to Previous Ordinances and Policies

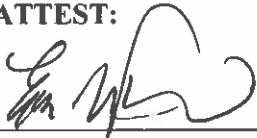
This ordinance repeals all previously issued ordinances, policies, or regulations pertaining that may conflict with these changes in the Official City of Liberty Code.

Section III: Enactment

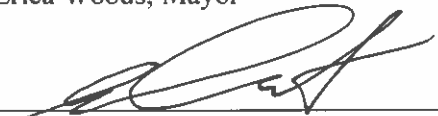
This Ordinance shall be in full force and effect upon its adoption by the City Council of the City of Liberty.

ADOPTED this 12th day of September, 2022.

ATTEST:



Erica Woods, Mayor



Michael Calvert, Administrator

Planning Commission	August 8 th , 2022
First Reading	August 8 th , 2022
Second Reading	September 12 th , 2022
Public Hearing	August 8 th , 2022

