

State of South Carolina}
County of Pickens}
City of Liberty}

Ordinance Number 2023-03

**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

Manufactured Homes (allowed if 20 years old or less): factory built homes with standardized part construction, transported, and affixed to the land, not usually on a foundation. They are built after 1976 and follow the HUD building codes for manufactured homes, which are not the same as stick built codes.

Modular Homes (allowed): Modular homes are partially constructed in a factory and pieced together at the site. They are placed on a permanent foundation and are built with repeated sections called modules. They must comply with local building codes and standards.

Manufactured homes will only be allowed on the 504 District and existing manufactured homes parks. Modular homes will be allowed in all residential zones.

725.1 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. Has exterior siding, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction, consisting of one or more of the following:
 - a) Vinyl siding whose reflectivity does not exceed that of flat white paint;
 - b) Cedar or other wood siding;
 - c) Wood grain;
 - d) Stucco siding; or
 - e) Brick or stone siding.
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, the 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.
6. A manufactured home that is more than 20 years old that is in existence will be grandfathered in but must meet all codes mentioned above and building code as well. If the non conforming manufactured home is removed from the property, a new one can be replaced but it must be less than 20 years old and meet all codes and regulations.

Section II; Repealer Pertaining to Previous Ordinances and Policies

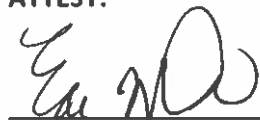
This ordinance repeals all previously issued ordinances, policies, or regulations pertaining that may conflict with these changes in the Official City of Liberty Code.

Section III: Enactment

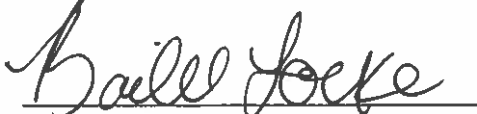
This Ordinance shall be in full force and effect upon its adoption by the City Council of the City of Liberty.

ADOPTED this __13th__ day of __March_____, 2022.

ATTEST:



Erica Woods, Mayor



City Clerk, Bailee Locke

Planning Commission	August 8 th , 2022
First Reading	02/13/2023
Second Reading	03/13/2023
Public Hearing	August 8 th , 2022