

Application for Placement of Manufactured Home (R-4 or M-12)

County of Charleston Planning Department

Public Services Building
Planning Department
4045 Bridge View Drive
North Charleston, SC 29405
Phone 843-202-7200
Fax 843-202-7222



Please complete the top portion of this application and attach the following information:

- ❖ An accurate, legible **Site Plan drawn to an Engineers Scale** must be attached in order for this application to be considered complete. The site plan must show property dimensions, dimensions and locations of all existing and proposed structures and improvements, required setbacks, all Grand trees (24" DBH or greater) and wetlands. The dimensions of your property may be found on a recorded plat, which can be obtained from the County's RMC office that is located downtown or online <http://www2.charlestoncounty.org/>

The applicant will be notified within fifteen (15) working days if this application or site plan is incomplete or inaccurate or if this application meets the conditions set forth in Section 6.4.24.C of the Charleston County Zoning and Land Development Regulations.

Applicant Name: _____

Mailing Address: _____

City, State, Zip Code: _____ Daytime Phone: _____

Subject Property Address: _____

TMS #: _____

FOR PLANNING DEPARTMENT USE ONLY:

Application #: _____

Fee Paid (\$10): _____

Date Received: _____

Flood Zone: _____

- TMS # verified
- Address verified
- 300' Radius of Property
- Site Inspection, Date: _____

This application meets the conditions set forth in Section 6.4.24.C of the Charleston County Zoning and Land Development Regulations:

- YES
- NO

This application requires application for Special Exception:

- YES
- NO

Signed: _____

Notification Date: _____

If this application is approved, **it will expire 6 months from the notification date above**, if a zoning permit is not obtained for placement of a manufactured home on the property.



Charleston County Zoning and Land Development Regulations
Ordinance (ZLDR)

MANUFACTURED HOMES

§6.4.24 MANUFACTURED HOUSING UNITS

A. Replacement in R-4, M-8, and M-12 Zoning Districts

The replacement of manufactured housing units shall be allowed by right in the R-4, M-8, and M-12 Districts if the Manufactured Housing Unit has been removed within 60 days of the receipt of the application by the Planning Director. If the Manufactured Housing Unit was removed prior to 60 days of the receipt of the application, this use must comply with the requirements and procedures of 6.4.24.B. and C. of this Section.

B. Requirements in RR-3, S-3, R-4, M-8, and M-12 Zoning Districts

Manufactured housing units placed in RR-3, S-3, R-4, M-8, and M-12 Zoning Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the manufactured housing unit must be ventilated. Skirting placed on manufactured housing units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.

C. Placement in R-4, M-8, and M-12 Zoning Districts

Placement of a manufactured home within the R-4, M-8, and M-12 Zoning Districts is conditional upon determination by the Planning Director that:

- 1. The area within 300 feet of the parcel proposed for manufactured home placement is characterized either entirely of manufactured homes or a mix of site built and manufactured homes. (The mix shall contain a minimum number of manufactured homes equivalent to twenty-five percent (25%) of the number of existing principal residences located on parcels within 300 feet of the subject property); and**
- 2. If the Planning Director determines that the area is not characterized either entirely of manufactured homes or by a mix of site built and manufactured homes, the use shall fall under the Special Exception procedures of this Ordinance.**