

TOWN OF PINE RIDGE

MOBILE HOME PARK ORDINANCE



2757 Fish Hatchery Road
West Columbia, South Carolina 29172

Enacted December 1974

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PREAMBLE

In order to insure the quality of life style for the occupants of mobile home parks and the residents of the Town of Pine Ridge, this Ordinance is adopted by the Town Council duly assembled.

Provisions are made in regard to the health and welfare and shall be enforced within the corporate limits of Pine Ridge.

ARTICLE 1

DEFINITIONS

- 1.1 **Accessory Structure** – A detached subordinate building or structure located on the same site as the mobile home which it serves.
- 1.2 **Cul-de-sac** – A driveway having one end open to traffic and the other end terminated by a vehicular turn-around; a dead end driveway.
- 1.3 **Driveway** – A road giving access to one mobile home from the roadway.
- 1.4 **Health Official** – An official of the Town of Pine Ridge, County, or State Board of Health. The health official aids the zoning administrator in the administration of this ordinance and may also be referred to as the Health official.
- 1.5 **May** – The word “may” is discretionary.
- 1.6 **Mobile Home** – Means a movable or portable residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, constructed to be towed on its own chassis and designed without a permanent foundation for long-term occupancy, which includes a double wide or expandable mobile home as defined below, as well as a portable dwelling composed of a single unit, which may or may not be in compliance with the Federal Manufactured Home Construction and Safety Standard Act of 1976. The term “mobile home” as used in this chapter shall not include prefabricated, manufactured, modular, or unitized dwellings placed on permanent foundations, nor shall it refer to travel trailers, campers, or similar units designed for recreation or other short term uses. A mobile home may or may not be permanently attached to the ground, and its transport features may or may not be removed.
- a. **Doublewide Mobile Home** – A doublewide mobile home is a mobile home consisting of two sections combined at the site while still retaining their individual chassis.
 - b. **Expandable Mobile Home** – An expandable mobile home is a mobile home with one or more room sections that fold, collapse, or telescope into the principal unit when being transported and which can be expanded at the site to provide additional living area.
- 1.7 **Mobile Home Lot** – That portion of a mobile home park that is reserved for occupancy by a single mobile home unit and its accessory buildings or structures and uses.

- 1.8 **Mobile Home Park** – A parcel of land in single ownership used or set apart for the purpose of supplying parking space for more than two (2) mobile homes and which includes buildings, structures, vehicles, or enclosures used or intended for use as a part of such mobile home park.
- 1.9 **Parcel** – A stretch of land under single ownership, either by an individual group of individuals or a corporation including the words “lot, tract, plot, site” or other division of land regardless of how it is described or its use or intended use.
- 1.10 **Phase** – The term used for a total of ten (10) lots and improvements thereof or the remaining balance of available spaces.
- 1.11 **Planning Commission** – The Pine Ridge Planning Commission.
- 1.12 **Property Line** – The platted boundary of a mobile home park.
- 1.13 **Roadway** – A minor private right-of-way used by vehicles and pedestrians of a mobile home park for access.
- 1.14 **Service Building** – A structure-housing toilet and bathing facilities, maintenance equipment, or such other facilities as may be allowed by this ordinance.
- 1.15 **Shall** – The word ‘shall’ is mandatory.
- 1.16 **Skirting** – That material which encloses the bottom perimeter of the mobile home which conceals from sight the wheels, blocks, and open area under the mobile home.
- a. It is added exterior improvement to the homes that provides protection from the weather, conserves energy, protects plumbing from the cold, adds insulation and promotes fire safety.
(SC Fire Code, 1985, Section 502.1.3.2)
- 1.17 **Staff** – The administrative staff that manages the Town Hall under the Town Council’s authority and policies.
- 1.18 **Tandem Parking** – Any parking facility which when fully occupied denies one or more vehicles free access to a driveway or street.
- 1.19 **Town** – The Town of Pine Ridge
- 1.20 **Utilities** – To include gas, electricity, water, sanitary sewer, telephone, etc.
- 1.22 **Zoning Administrator** – The official charged with the responsibility of administering this ordinance.

ARTICLE 2

ADMINISTRATION

Article 2.1

Applicability – In order to construct, alter, or expand a mobile home park, a developer must secure the appropriate approval for the site plan and construction drawing from the Planning Commission. A one hundred dollar (\$100.00) fee shall accompany the site plan. The site plans must comply with the provisions of Article 2-2.1. The construction drawing must comply with the provisions of Article 2-2.21, and must be approved by Town Council before a building permit can be issued. These approved plans must be implemented and completed within a two (2) year time period after approval from the Planning Commission.

Article 2.2

Procedures for Mobile Home Park Approval

2.2.1 - Site Plan

2-2.11 - The site plan shall consist of:

1. A plat of the property drawn to a scale of at least fifty (50) feet to one (1) inch.
2. The location of the parcel of land with respect to adjacent roads or streets.
3. The nature (commercial, industrial, etc.) of the proposed use of the buildings and/or land.
4. Such other information as the Planning Commission may deem necessary because of physical characteristics peculiar to the particular development.
5. Vicinity map of property in relationship to all roads within three (3) miles at a scale of one (1) inch equals one (1) mile.
6. The scaled location and dimensions of off street parking and loading spaces and the means of ingress and egress to and from such spaces
7. The scaled location of all proposed utilities, sewer, and storm drainage facilities.
8. Such other information as the Planning Commission may deem necessary because of physical characteristics peculiar to the particular development.

2-2.12 - The developer shall submit six (6) copies of a Site Plan to the staff of the Planning Commission for review and approval. The Planning Commission shall approve or disapprove the Site Plan within sixty (60) days.

2-2.13 - If the Site Plan is disapproved by the staff or if the staff requires changes which the developer does not concur, the developer may submit the Site Plan to the Planning Commission at its next regular meeting. The Planning Commission shall review and approve, disapprove, or approve with modifications, the Site Plan at the meeting at which it is presented. Pertinent comments and recommendations shall be noted in the minutes of the Planning Commission meeting.

2.2.2 – Construction Drawings

2-2.21 - The construction drawings shall consist of:

1. A plat of the property drawn to a scale of at least fifty (50) feet to one (1) inch.
2. The location of the parcel of land with respect to adjacent roads or streets.
3. The shape, dimensions, and location of all buildings, existing and proposed, on said parcel.
4. The nature (commercial, industrial, etc.) of the proposed use of the buildings and/or land.
5. Topography of the site by contours at vertical intervals of not more than five (5) feet.
6. The location and dimensions of off-street parking and loading spaces and the means of ingress and egress to and from such spaces.
7. The location and size of all proposed utilities and storm drainage facilities.
8. Such other information as the Planning Commission may deem necessary because of the physical characteristics peculiar to the particular development.
9. Vicinity map of property in relationship to all roads within three (3) miles at a scale of one (1) inch equals one (1) mile.

2-2.22 - The developer shall submit six (6) copies of the Construction Drawings along with the necessary supporting data to the staff of the Planning Commission.

2-2.23 - Upon determination that the Construction Drawings conform to the approved Site Plan, the developer shall submit eight (8) copies of these plans to the Town's staff. Copies of the site plan shall be reviewed by the authorities listed below for their approval.

1. State Department of Health & Environmental Control
2. Lexington County (Building Permit) Planning & Development
3. County Engineer (Grading & Soil Conservation)
4. Zoning Administrator
5. Pine Ridge Planning Commission
6. Central Midlands Regional Planning Council
7. Application must be made to Zoning Board of Adjustment for any Variances.
8. Application for Zoning Map Amendment to correct zoning.

2-2.24 - Upon receipt of the reports from the above agencies, the staff of the Planning Commission shall approve, disapprove, or approve with modifications, the Construction Drawings within sixty (60) days after receipt of recommendation of the agencies listed in Article 2-2.23.

2-2.25 - If the Construction Drawings are disapproved by the staff or if the staff requires changes, which the developer does not concur, the developer may submit the Construction Drawings to the Planning Commission at its next regular meeting. The Planning Commission shall review and approve, disapprove or approve with modifications the Construction Drawings at the next regular meeting at which it is presented. Pertinent comments and recommendations shall be noted in the minutes of the Planning Commission.

2-2.26 - The Planning Commission shall not act to override the requirements of other agencies. The Commission may seek to bring agreement in cases of conflict between the various reviewing agencies and the developer.

Article 2.3

Issuance of Zoning Permit- After review and approval for Zoning Map Amendment, the Planning Commission may request an advertised Public Hearing for Map Amendment to be held by Town Council. Town Council, after such hearing, may approve the Zoning Map Amendment. Upon such approval, the Zoning Administrator will issue a zoning permit allowing the developer to start construction.

Article 2.4

Final Inspection-Final inspection of the mobile home park for conformance with the approved plan shall be conducted by the health official prior to issuing an operating permit.

Article 2.5

Operating Permits - It shall be unlawful for any person to maintain or operate any mobile home park within the Town of Pine Ridge unless they hold a valid Business License issued annually by the health official in the name of such person for the specific mobile home park. No permit shall be transferable from one location to another location or from one person to another person. Every person holding such a permit shall give notice in writing to the health official within twenty-four (24) hours after having sold, transferred, given away, or otherwise disposed of interest in or control of any mobile home park. Such notice shall include that name and address of the person succeeding to the ownership or control of such mobile home park.

2-5.1 Application for original permits shall be in triplicate on forms provided by the health official, signed by the applicant, and shall contain the following:

2-5.11 The name and address of the applicant;

2-5.12 The interest of the applicant in, and the location and legal description of the mobile home park;

2-5.13 A complete plan of the mobile home park, showing compliance with all applicable provisions of these regulations; and

2-5.14 Such further information as may be requested by the health official to enable him to determine that the proposed mobile home park will comply with legal requirements.

Article 2.6

License Permit – Application for License permit shall be made to the Town Clerk/Treasurer. License permit shall conform to the Business License Ordinances adopted by the Town of Pine Ridge. The license fee will not be prorated for mobile home parks and shall be renewed annually in December.

Article 3 Inspection of Mobile Home Parks

- 3.1** – The health official is hereby authorized to make inspections to determine the condition of mobile home parks located within the Town of Pine Ridge in order that they may perform their duty of safeguarding the health and safety of occupants of mobile home parks and of the general public.
- 3.2** – The health official shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of these regulations.
- 3.3** – It shall be the duty of every occupant in a mobile home park to give the owner thereof or their agent or employee access to any part of such mobile home park, lot or premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with these regulations, or with any lawful order issued pursuant to the provision of these regulations.

Article 4 Notices, Hearing and Orders

4.1 – Whenever the health official determines that there are reasonable grounds to believe that there has been a violation of any provision of these regulations, they shall give notice of such alleged violation to the owner or agent of the park, as hereinafter provided:

4.1.1 Such notice shall:

4.1.11 – Be in writing;

4.1.12 – Include a statement of the reasons for its issuance;

4.1.13 – Allow a reasonable time for the performance of any act it requires;

4.1.14 – Be served upon the owner or their agent as the case may require; **PROVIDED:** That such notice or order shall be deemed to have been properly served upon such owner or agent when a copy of the inspection report form or other notice has been delivered personally to the permit holder or person in charge, or such notice has been sent by registered mail to their last know address; or when they have been served with such notice by any other method authorized or required by the laws of this State; and

4.1.15 – Contain an outline of remedial action, which if taken, will effect compliance with the provisions of these regulations.

4.2 – Any person affected by any notice, which has been issued in connection with the enforcement of any provision of these regulations may request and shall be granted a hearing on the matter before the health official, provided, that such person shall file in the office of the health official a written petition requesting such hearing and setting forth a brief statement of the ground thereof. Upon receipt of such petition, the health official shall set a time and place for such hearing, and shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard, and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than thirty (30) days after the day on which the petition was filed; provided, that upon application of the petitioner, the health official may postpone the date of the hearing for a reasonable time beyond such thirty (30) day period when in their judgment the petitioner has submitted good and sufficient reasons for such postponement.

4.3 – After such hearing, the health official shall make findings as to compliance with the provisions of these regulations and shall issue an order in writing sustaining, modifying, or withdrawing the notice which shall be served as provided in Article 1.1.14. Upon failure to comply with any order sustaining or modifying a notice, the permit of the mobile home park affected by the order shall be revoked. Revoked permits may not be reissued but a new permit may be issued, if all requirements of these regulations are met.

4.4 – The proceedings at such a hearing, including the findings and decision of the health official, together with a copy of every notice and order related thereto shall be entered as a matter of public record in the office of the health official.

4.5 – Whenever the health official finds that an emergency exists which requires immediate action to protect the public health, they may, without notice or hearing, issue an order citing the existence of such an emergency and requiring that such action be taken as they may deem necessary to meet the emergency including the suspension of the permit. Notwithstanding any other provisions of these regulations, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the health official shall be afforded a hearing as provided in Article 4.2. The provisions of Article 4.3 and 4.4 shall be applicable to such hearing and the order issued thereafter.

4.6 – When a permit to operate a mobile home park has been revoked by the health official, the park owner shall notify all occupants of the revocation, and give notice that they must leave the park within sixty (60) days.

Article 5 Park Design Standards

5.1 – General

5-1.1 - The minimum area for a mobile home park shall be ten (10) acres used and set aside for the exclusive use of the park.

5-1.2 - The maximum number of mobile homes per acre shall not exceed four (4) homes per gross acre, expressed as ratio of the total number of mobile homes proposed divided by the total acreage of the park.

5-1.3 - All new parks must have a minimum of ten (10) lots completed with all utilities, including roadways, before any lot can be occupied.

5-1.4 - A mobile home park or additions to mobile home parks shall be located on a well-drained site.

5-1.5 - All mobile homes and all buildings or structures within a mobile home park shall have a minimum setback of thirty-five (35) feet from the park's front property line and fifteen (15) feet from all rear and side property lines. The setback area must remain open except for permitted signs and planted strips, and must not be used for parking or for refuse receptacles.

5-1.6 - A mobile home park shall be effectively screened along the front property line by a planting of evergreen trees, or shrubs designed to be at least five (5) feet high and four (4) feet deep at maturity. In lieu of such a planting strip, a masonry wall or fence at least five (5) feet high and designed to provide equivalent screening may be provided.

5-1.7 - Mobile home park signs may be located within the front access provided it shall not be placed to obstruct sight lines area of driver's entering roadway.

5-1.8 - Minor residential development consisting of one hundred (100) dwelling units or less shall be permitted one (1) freestanding sign per entrance with not more than eighty (80) square feet of sign face per sign equally divided among not more than four (4) sign faces. No single sign face shall exceed forty (40) square feet. (Reference Zoning Ordinance 905.4)

5-1.9 - All new mobile home parks shall reserve and develop a minimum of five (5) percent of its land area for recreational purposes.

5-1.10 - In order to expand an existing park, a recreation area equal to five (5) percent of the park area must be provided within the park boundary.

5-1.11 - A park office, Laundromat, maintenance buildings and recreations facilities are permitted in the mobile home park for the convenience of the park occupants.

5-1.12 - All utilities shall be underground.

5.2 – Parking

5-2.1 - A minimum of two parking spaces shall be provided for each mobile home. Parking spaces shall be within three hundred (300) feet of the mobile home, if not provided on same lot.

5-2.2 - Tandem parking is prohibited.

5-2.3 - Parking spaces will be paved and properly marked and lighted.

5-2.4 - Concrete curbs or other appropriate car stops shall be installed at the end of all “head-in” parking bays.

5.3 – Roadways

5-3.1 - Roadways are not to be dedicated as public streets.

5-3.2 - Roadways shall have a minimum paved width of twenty (20) feet, exclusive of parking.

5-3.3 - All roadways shall be paved and maintained in accordance with the standards of the South Carolina Department of Transportation.

5-3.4 - No access roadway to a mobile home park shall be located closer than one hundred fifty (150) feet to any public street intersection, unless it is directly aligned with a public street on the opposite side of the roadway.

5-3.5 - The number of entrances and/or exits shall not exceed the ratio of one per one hundred fifty (150) feet of park frontage. Parks with less than one hundred fifty (150) feet of frontage are only allowed one (1) combination ingress and egress road.

5-3.6 - Roadway intersections within the mobile home park shall be at least one hundred fifty (150) feet apart and no greater than one thousand (1,000) feet apart.

5-3.7 - All roadway intersections shall be provided with a streetlight.

5-3.8 - All dead-end roadways shall terminate in a “cul-de-sac” with a minimum turning radius of sixty (60) feet, exclusive of parking.

In lieu of a “cul-de-sac”, other methods to achieve vehicular turn-around may be approved by the Pine Ridge Planning Commission.

Article 6 Mobile Home Lot Regulations

6-1.1 - All mobile home lots shall front upon a roadway.

6-1.2 - All mobile home lots shall have a minimum area of nine thousand (9,000) square feet.

6-1.3 - A mobile home shall not cover more than twenty-five (25) percent of the lot on which it stands.

6-1.4 - There shall be a minimum distance of twenty (20) feet between the mobile home or any other building or structure and the abutting park roadway.

6-1.5 - Mobile homes shall be placed at least thirty (30) feet apart.

6-1.6 - Mobile homes shall be at least twenty (30) feet from any common building.

6-1.7 - No accessory structure shall be erected within five (5) feet of any mobile home or within thirty (30) feet from any common building (i.e. offices or laundry facilities), with the exception of external hot water heater structures.

6-1.8 - All mobile homes must be provided with anchors and tie downs to meet the requirements of the Department of Housing and Urban Development.

6-1.9 - Mobile homes are required to connect to all utilities, except gas, telephone and cable service.

6-1.10 - The developer is required to install and maintain all street signs.

6-1.11 - Each lot shall be uniformly and conspicuously marked with address.

6-1.12 - No mobile home shall be placed in use within the Town of Pine Ridge that is more than twenty (20) years from the present date (not the date this ordinance is adopted but the current date), to include any mobile home that is a replacement for another.

6-1.13 - Any mobile home not occupied or rented for more than six (6) months shall be removed from any mobile home park. Provided, however, this does not require removal of a mobile home actively rented but which is not occupied because the tenant cannot occupy it for medical, business, or personal reasons. Exception – If a mobile home is in the process of being refurbished by the owner, the owner must provide an estimated completion date to the Town.

Article 7 Water Supply

7.1 – General

An adequate (according to current engineering practices) safe, and potable supply of water shall be provided in each mobile home park easily accessible for maintenance, if a private supply. The development of a community water supply to serve the mobile home park shall be made only after written approval has been granted by the health official. Any community supply is to be considered a public supply and must meet the requirements thereof. Where a public supply of water of such quality is available, connection shall be made thereto and its supply shall be used exclusively. The ownership of water lines within the park must be made a matter of record to the health official.

7.2 – Source of Supply

7-2.1 - The water supply shall be capable of supplying a minimum of three hundred (300) gallons per day per mobile home.

7-2.2 - Every well shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source. All drainage shall be away from the well. A minimum distance of one hundred (100) feet shall be maintained between the water supply and any part of a septic tank system or privy. Sewers or pipes through which sewage may back up shall be located at least one hundred (100) feet from any well or water-suction pipeline. Where such sewers or pipes are specially constructed to provide adequate safeguards, and when specifically authorized by the health official, such sewers or pipes through which sewage may back up may be closer than one hundred (100) feet, but not less than fifty (50) feet from a well.

7-2.3 - No well-casing, pumps, pumping machinery, or suction pipes shall be located in any pit, room or space extending below ground level, nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground. The floor of rooms above ground shall be at least six (6) inches above the ground's surface. All floors shall be watertight, and sloped from the pump pedestal to the drain.

7-2.4 - Where an independent or non-public water system is used to serve the mobile home park with water obtained from wells, the wells shall have been approved by the health official, and shall have been drilled or driven. A well log is to be submitted with other data.

7.3 – Water Storage Facilities

All water storage reservoirs shall be watertight, and constructed of impervious material. All overflows and vents of such reservoirs shall be effectively screened. Open reservoirs are prohibited. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Overflow pipes from a reservoir shall not be cross-connected to any drain pipe in which sewage or polluted water may back up.

7.4 – Water Distribution System

7-4.1 - All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.

7-4.2 - The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage. All plastic pipes must bear the NSF seal of approval.

7-4.3 - The mobile home park water system shall be adequate to provide a minimum of twenty (20) pounds per square inch of pressure at all service buildings and mobile home connections.

7-4.4 - Where drinking fountains are provided for public use, they shall be of a type and in locations approved by the health official.

7.5 – Individual Water-Riser Pipes and Connections

7-5.1 - Individual water-riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.

7-5.2 - The water riser pipe shall have a minimum inside diameter of three fourths (3/4) inches terminating at least four (4) inches above the ground surface, with two (2) three fourths (3/4) inch valved outlets. The outlets shall be threaded so that a connection can be made from one outlet to the mobile home water piping system and the other connection can serve as an outside connection. All plastic pipe must bear the NSF seal of approval.

7-5.3 - Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving and thawing action of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe. Individual service connections shall be so constructed

as to protect the line from infiltration by ground water.

7-5.4 - A shut-off valve below the frost line shall be provided near the water-riser pipe of each mobile home lot. Underground stop and waste-cocks shall not be installed on any connection.

7.6 – Disinfection of Water Systems

All water systems shall be disinfected and analyzed in accordance with South Carolina State Department of Health and Environmental Control requirements before use for domestic purposes.

Article 8 Sewage Disposal

8.1 – General Requirements

An adequate and safe sewage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service building and other accessory facilities. Such system shall be designed, constructed and maintained in accordance with the South Carolina State Department of Health and Environmental Control regulations. The ownership of sewage collection and/or treatment systems shall be made a matter of record to the health official.

8.2 – Sewer Lines

Sewer lines shall be constructed in accordance with plans formally approved by S.C. Department of Health and Environmental Controls office. All sewer lines shall be properly vented, and shall be laid with sufficient earth cover to prevent breakage from traffic in accordance with South Carolina Department of Health and Environmental Control regulations.

8.3 – Sewage Treatment and/or Discharge

Where the sewer lines of the mobile home park are not connected to a public Sewer, a method of sewage disposal approved by the South Carolina Department of Health and Environmental Control shall be provided. The design of such sewage treatment facilities shall be based on the maximum population of the mobile home park. Effluents from sewage treatment facilities shall not be discharged into any waters of the State except with prior approval of the South Carolina State Department of Health and Environmental Control and the local health official. The disposal facilities shall be located where they will not create a

nuisance or health hazard to the mobile home park or to the owner or occupants of any adjacent property or existing downstream user. The approval of the health official shall be obtained on the type of treatment proposed and on the design of the disposal plant prior to any construction at the site. All sewage treatment and/or discharge shall adhere to South Carolina Department of Health and Environmental Control regulations.

Article 9 Refuse Disposal

9.1 – Garbage disposal is the responsibility of the owner of the park and they shall provide either commercial service or subscribe to the franchised sanitation service provided by the Town.

Article 10 Insect and Rodent Control

10.1 – Insect and rodent control measures to safeguard public health as required by the health official shall be applied in the mobile home park.

10.2 – The health official may require the mobile home park operator to take suitable measures to control other insects, obnoxious weeds, and rank vegetation.

10.3 – Accumulations of debris, which may provide harborage for rodents shall not be permitted in the mobile home park.

10.4 – When rats or other objectionable rodents are known to be in the mobile home park, the park operator shall take definite action, as directed by the health authority to exterminate them.

Article 11 Electrical Distribution System

11.1 – General Requirements

Every park shall contain an electrical wiring system, consisting of wiring, fixtures, equipment, and appurtenances, which shall be installed and maintained in accordance with applicable Local, County, State, and National Electrical Code regulations.

11.2 – Power Distribution Lines

11.2.1 – All power lines shall be underground.

11.2.2 – All direct burial conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and specifically designed for the purpose. Such conductors shall be located not less than one (1) foot radial distance from water, sewer, gas, or communication lines.

11.3 – Individual Electrical Connections

Each mobile home lot shall meet Local, County, State, and National Electrical Code regulations.

11.4 – Required Grounding

All exposed non-current-carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment. All grounding shall meet Local, County, State, and National Electrical Code regulations.

Article 12-1 Natural Gas Systems

12.1.1 – Natural gas piping systems when installed in mobile home parks shall be maintained in conformity with accepted engineering practices.

12.1.2 – Each mobile home lot provided with piped gas shall have an approved shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

Article 12-2 Liquefied Petroleum Gas Systems

12.2.1 – Liquefied petroleum gas systems provided for mobile homes, service buildings or other structures when installed shall be maintained in conformity with the rules and regulations of the authority having jurisdiction and shall include the following:

12.2.11 – Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

12.2.12 – Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.

12.2.13 – All LPG piping outside the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.

12.2.14 – Vessels of more than twelve (12) and less than sixty (60) U.S. gallons gross capacity may be installed on a mobile home lot and shall be securely but not permanently fasted to prevent accidental overturning.

12.2.15 – No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure unless such installations are specially approved by the authority having jurisdiction.

Article 12-3 Fuel Oil Supply Systems

12.3.1 – All fuel oil supply systems provided for mobile homes, service buildings and other structures shall be installed and maintained in conformity with the rules and regulations of the authority having jurisdiction when provided.

12.3.2 – All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.

12.3.3 – All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five (5) inches of storage tanks.

12.3.4 – All fuel storage tanks or cylinders shall be securely placed and shall not be less than three (3) feet from any mobile home unit.

12.3.5 – Storage tanks located in areas subject to traffic shall be protected against physical damage.

Article 13 Fire Protection

13.1 – The mobile home park area shall be subject to the rules and regulations of the State and Local Fire Prevention Authority.

13.2 – Mobile home park areas shall be kept free of litter, rubbish, and other flammable materials.

Article 14 Alterations and Additions-Restrictions of Animals and Pets

14.1 – All plumbing and electrical alterations or repairs in the mobile home park shall be made in accordance with applicable local regulations.

14.2 – Skirting of mobile homes shall be maintained so as not to provide harborage for rodents, or create a fire hazard.

14.3 – No permanent additions shall be built onto or become a part of any mobile home unless they are in accordance with requirements established by the health authority, including the provisions of Articles 5 and 6.

14.4 – Pet animals must be inoculated against rabies in accordance with State Department of Health and Environmental Control.

14.5 – Pet and animals may not run at large and must be either confined or kept on a leash and shall comply with Town ordinances and Lexington County Animal Control regulating dogs, pets, and animals.

Article 15 Registration of Occupants

15.1 – Every mobile home park owner or operator shall maintain a register containing a record of all mobile homes and occupants using the mobile home park. Such register shall be available to any authorized person inspecting the park, and shall be preserved for the period required by the health official. Such register shall contain:

15.1.1 – The Names and addresses of all mobile home occupants residing in the park; and

15.1.2 – The dates of arrival and departure of each mobile home.

Article 16 Supervision

16.1 – 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, and shall provide adequate supervision to maintain the park, its facilities, and equipment in good repair and in a clean and sanitary condition at all times.

Article 17 Enforcement Interpretation

17.1 – These rules and regulations are issued under the Authority of Section 32-8 Code of Laws of South Carolina, 1962, and subsequent legislation. They shall be enforced by the health official, and/or town governing authority, in accordance with interpretations and public health reasons approved by the State Department of Health and Environmental Control,

17.2 – Where the provisions of this ordinance are in conflict with other ordinances pertaining to mobile homes parks, the most restrictive provisions shall be enforced.

17.3 – All health and sanitation requirements of this ordinance shall apply within forty-five (45) days upon approval.

17.4 – Any existing Mobile Home Park which is a legal nonconformity on August 12, 2008, may be continued for a period of five (5) years from this date without increasing the degree of non conformity. After August 12, 2013, the Mobile Home Park may continue only through compliance with all requirements of the Mobile Home Park Ordinance for the Town of Pine Ridge, South Carolina. All applicable Federal, State, or County regulations or guidelines, including but not limited to South Carolina Department of Health and Environmental Control regulations, the Addressing and Road Naming Ordinances, the Standard Building Code, and the Assessor’s Mobile Home Registration process must be met.

Article 18 Penalties

~~**18.1**—Violations of this chapter shall be considered a misdemeanor under the laws of the State of South Carolina. Each day a violation exists shall be considered a separate offense.~~

18.1 – It shall be unlawful to violate any requirements within this ordinance. Conviction for violation of this ordinance is punishable as a misdemeanor under the general penalty provision of the Town Code. (Reference § 3-107)
(Amended 5-13-14/2014-09)

Article 19 Enactment

19.1 – The regulations shall become effective on August 12, 2008. If any section, subsection, clause, provision, or portion of these regulations shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, subsection, clause, provision, or portion of these regulations which is not invalid or unconstitutional.