

RESOLUTION AMENDING THE ZONING ORDINANCE  
OF MADISON COUNTY, GEORGIA

For the purpose of promoting the health, safety, and general welfare of the present and future inhabitants of Madison County and to further the purposes of the Madison County Zoning Ordinance as set forth therein, the Board of Commissioners of Madison County does hereby ordain and enact into law the following changes to the Zoning Ordinance.

Section 9.1.3.1( a ) Pre-Owned Manufactured Home Safety and Health Inspection

**Definition: Pre-owned Manufactured Home:** Any manufactured home that has been previously utilized as a residential dwelling.

1. All pre-owned manufactured homes that are relocating in or into Madison County must pass a safety and health inspection by the Madison County Building Inspections at their approved fee, or an independent licensed home inspector, or by the County Building Inspection where the pre-owned manufactured home is located. This inspection will cover, but not be limited to:
  - a. Exterior Conditions;
    1. The exterior of the home shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior walls or living space.
    2. The exterior must be uniform in appearance.
    3. The roof shall be structurally sound with no obvious defects which might allow rain or cause moisture to collect on the inside of the home.
  - b. Interior Condition;
    1. The floors, walls and ceiling shall be in sound condition and appearance.
    2. The doors and windows shall be operable and good working condition. There must be at least one escape window per bedroom.
    3. Operable smoke detectors must be in place.
    4. Bathrooms and kitchens without a window must have an operable ventilation device.
    5. The home shall contain a kitchen sink and a hook up for a stove. Each bathroom in the home shall contain a lavatory and water closet; at least one bathroom shall contain a tub and /or shower facility.
  - c. Utilities;
    1. All plumbing fixtures must be in working condition and free of leaks or obstructions.
    2. Must have both hot and cold water supplied.
    3. The hot water heater must be in safe working condition.
    4. Heating units must operate in a safe working condition. Un-vented heaters shall be prohibited.

5. Electrical panels shall be in compliance with the approved listing, complete with required breakers or fuses, with all unused openings covered with blank covers approved and listed for that purpose. The electrical must meet the requirements of the National Electrical Code and the electric utility company providing electrical service to the new location, whichever is more stringent. All Panels must be accessible.
6. All switches, receptacles, fixtures, etc. must be properly installed, wired and shall be in working condition.

No pre-owned manufactured home shall be occupied until the standards herein are met

In addition to the standards specified herein, all pre-owned manufactured homes must comply with all other applicable local and state laws and regulations.

The provisions of this resolution shall be effective upon approval by the Madison County Board of Commissioners.

Approved by the Madison County Board of Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

**BOARD OF COMMISSIONERS, MADISON COUNTY, GEORGIA**

By: \_\_\_\_\_

Anthony Dove, Chairman

ATTEST:

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Linda Cox, County Clerk