



Application for Placement of Manufactured Housing Unit in the R-4 or UR Zoning Districts

Public Services Building
Zoning & Planning Department
4045 Bridge View Drive North
Charleston, SC 29405 Phone
843-202-7200
Fax 843-202-7222
www.charlestoncounty.org

PLEASE READ:

Please complete the top portion of this application, pay the \$10 fee, and provide an accurate, legible **Site Plan drawn to Engineers Scale**. 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 Register of Deeds (ROD) office that is located downtown or online at: <https://www.charlestoncounty.org/departments/rod/index.php#deeds>

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.

Submit completed application electronically through the Charleston County CSS Portal:
https://eplweb.charlestoncounty.org/energov_prod/selfservice#/applicationAssistant

Applicant Information (Required)		
Applicant Name (please print):		
Mailing Address:		
City:	State:	Zip Code:
Email Address:		Phone #:
Subject Property:		
TMS #:		Date:
FOR ZONING & PLANNING DEPARTMENT USE ONLY:		
Application #:	Flood Zone:	Fee Paid (\$10):
Date Received:	Site inspection, Date:	
TMS # verified:	300' Radius of Property:	Address verified:
This application meets the conditions set forth in Section 6.4.24. C. of the Charleston County Zoning and Land Development Regulations: YES <input type="checkbox"/> NO <input type="checkbox"/>		
This application requires application for Special Exception: YES <input type="checkbox"/> NO <input type="checkbox"/> Signed: _____		
Notification Date: _____ ; If this application is approved, it will expire in 6 months from the notification date above, if a zoning permit is not obtained for placement of a manufactured home on the property.		

ARTICLE 6.4 USE CONDITIONS

The following use conditions shall apply to Principal Uses in any Zoning District where these uses are allowed as "Conditional Uses" or "Special Exceptions" as shown in Table 6.1-1, *Use Table*.

Sec. 6.4.24 Manufactured Housing Units

- A. **Replacement in R-4 and UR Zoning Districts.** The replacement of a Manufactured Housing Unit shall be allowed by right in the R-4 and UR Districts if the Manufactured Housing Unit has been removed within 60 days of the receipt of the application by the Zoning and 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 6.4.25B and C of this Section.
- B. **Requirements in RR, S-3, R-4, and UR Zoning Districts.** Manufactured Housing Units placed in the RR S-3, R-4, and UR 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, and UR Zoning Districts.** Placement of a Manufactured Housing Unit within the R-4 and UR Zoning Districts is conditional upon determination by the Zoning and Planning Director that:
1. The area within 300 feet of the Parcel proposed for Manufactured Housing Unit placement is characterized either entirely of Manufactured Housing Units or a mix of site built and Manufactured Housing Units. (The mix shall contain a minimum number of Manufactured Housing Units equivalent to 25 percent of the number of existing Principal Dwelling Units located on Parcels within 300 feet of the Subject Property); and
 2. If the Zoning and Planning Director determines that the area is not characterized either entirely of Manufactured Housing Units or by a mix of site built and Manufactured Housing Units, the use shall comply with the Special Exception procedures of this Ordinance.