

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

ORDINANCE 2024-03

CITY OF WALHALLA )

**AN ORDINANCE TO AMEND THE CITY OF WALHALLA CODE OF ORDINANCES,  
CHAPTER 199, SECTION (2) CONSTRUCTION STANDARDS FOR  
MANUFACTURED HOMES**

**Whereas**, the Walhalla City Council adopted Chapter 199 to set standards for mobile homes that are brought into the city limits for the purpose of bringing in mobile homes that are consistent with other homes in the vicinity; and

**Whereas**, the Board of Zoning Appeals must approve via Special Exception the placement of a mobile home on a lot that is zoned General Residential; and

**Whereas**, the City of Walhalla needs more housing; and

**Whereas**, removing the roof slope requirement from Chapter 199, Article 2, Section (C)(1) will potentially allow more affordable mobile homes to be brought in to the City of Walhalla; and

**Whereas**, the City of Walhalla Planning & Community Development Department and Planning Commission are currently responsible for enforcing zoning regulations and reviewing permit applications;

**Now Therefore:** it is ordained and enacted by the Mayor and Councilmembers of the City of Walhalla, in Council assembled, that Chapter 199, Section 2, shall be amended as follows:

**§ 199 Manufactured Homes**


**§ 199-2 Construction standards.**

- A. No building permit shall be issued for any manufactured home originally brought into the City of Walhalla or relocated within the City subsequent to the adoption of this chapter 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 chapter.
- B. All manufactured homes brought into the City of Walhalla, or relocated within the City of Walhalla after the adoption of this chapter, shall be required to be in compliance with each of the following requirements.
- C. All manufactured homes subject to this chapter shall meet or exceed the most current construction standards promulgated by the U.S. Department of Housing and Urban Development, as well as the South Carolina Manufactured Housing Board, including:

- (1) A roof finished with shingles, with a fire rating of Class C or better, and that are commonly used in standard residential construction.
- (2) A minimum width of 24 feet and a minimum length of 40 feet.
- (3) A roof structure that provides an eave projection of no less than 12 inches, which may include a gutter.
- (4) Exterior siding, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential constructions, 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.
- (5) Skirting must be installed and maintained so that it encloses the area under the 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 stone materials designed for permanent outdoor installation.
- (6) A permanent landing and steps with handrails are required for each outside doorway, excluding the front door. The structure must include steps which lead to ground level. The landing, handrails and steps must meet the following requirements:
  - (a) A minimum four-by-four landing shall be required outside each exit door.
  - (b) The landing shall not be more than 8.5 inches below the threshold.
  - (c) Steps shall be 8 1/4 inches maximum in height. Treads shall be a minimum of nine inches wide.
  - (d) All wood components in contact with the ground must be treated and approved for ground contact.
  - (e) If steps are 30 inches or greater in height, permanent handrails are to be installed.
- (7) A front porch shall be erected and be at least eight feet by 10 feet.
- (8) Units shall be placed on permanent foundation supports of concrete or other suitable material adequate for the load.
- (9) All visible mobile features shall be removed.

- (10) If the proposed unit will be replacing another dwelling unit (mobile home, manufactured home, stick-built) or be built within an existing neighborhood, the home must be constructed to blend into the street and/or neighborhood. It should have the aesthetic qualities of other dwelling units in the area.
- (11) Decorated windows, bay windows, columns and fancier exterior trim are encouraged.
- (12) 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.

AND IS DONE AND RATIFIED in Council Duly assembled this 19 Day of March 2024.



Tim Hall, Mayor

**ATTEST:**

Celia Boyd Myers  
Celia Boyd Myers, City Administrator

Introduced By: Mr. Keith Pace

First Reading: February 20, 2024

Public Hearing,  
Second Reading  
And Adoption: March 19, 2024