Mobile / Manufactured Home Class I
(Singlewide)

Mobile / Manufactured Home Class II
(Doublewide, or larger)

Helpful Phone Numbers
Building & Permitting: 770-443-7571
For permitting your home.

Environmental Health: 770-443-7877
For testing of soils pertaining to wells and septic tanks.

Water Systems: 770-222-6868
For questions related to county water and sewer service.

Paulding County Planning & Zoning
240 Constitution Blvd., 2nd Floor
Dallas, GA 30132
770-443-7601
comdev@paulding.gov
**RULES FOR MOBILE, MANUFACTURED & MODULAR HOMES**

**IN PAULDING COUNTY, GEORGIA**

*Manufactured home* means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; such term shall include any structure which meets all the requirements of this paragraph and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC 5401 et seq.

*Mobile home* means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein and manufactured prior to June 15, 1976. This can be a singlewide or doublewide.

*Modular home* means a factory-manufactured single-family dwelling which is constructed in one or more sections and complies with the definition of "industrialized building."

**Classifications**

1.) Mobile / Manufactured Home Class I:
This is considered a singlewide. Singlewides can only be placed in a Mobile / Manufactured Home Park in Paulding County.

2.) Mobile / Manufactured Home Class II:
This is considered a doublewide or larger. These type homes cannot be placed in a subdivision. However, they can be placed on property zoned R-2 with 1/2 ac. or more with a minimum of 30’ of public road frontage, or on 2 ac. or more with no road frontage with a minimum 30’ easement to a public road. They can also be placed on property zoned A-1 with 5 ac. or more.

3.) Modular Homes are built indoors in a factory like setting. They are often called factory-built, system-built or prefab homes. They will be delivered to the property in sections and assembled on a permanent foundation. This type home can go in subdivisions as long as it meets the minimum square footage requirements for the subdivision in question or the same places that a Mobile / Manufactured Home Class II (doublewide or larger) can be placed.

**Things to know**

Singlewides can only go in a Mobile Home / Manufactured Home Park.

Doublewides (or larger) and modular homes have to meet the minimum size home requirement in Paulding County of 1,100 square feet of heated space when being located on R-2 (not in a subdivision) or A-1 property.

Doublewides are not allowed in subdivisions. Modular homes are allowed in subdivisions as long as they meet the minimum square footage requirements for the subdivision in question.