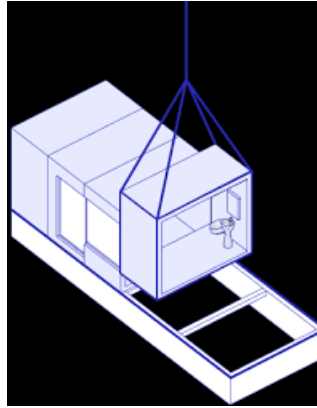




Mobile / Manufactured Home Class I  
(Singlewide)



### 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.



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



Modular

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### **Paulding County Planning & Zoning**

**240 Constitution Blvd., 2nd Floor  
Dallas, GA 30132**

**770-443-7601  
comdev@paulding.gov**

**PAULDING COUNTY  
PLANNING & ZONING**

## **MOBILE, MANUFACTURED AND MODULAR HOMES**



**770-443-7601**

# 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.

*Manufactured home, class I* means a manufactured home intended for use as a single-family dwelling unit that bears an insignia indicating compliance with the requirements of the U.S. Department of Housing and Urban Development (HUD), or one, if constructed prior to applicability of such insignia requirements, was constructed in conformity with the state standards in effect on the date of manufacture, and has a width of 16 feet or less. This is considered a singlewide.

*Manufactured home, class II* means a manufactured home intended for use as a single-family dwelling unit that meets the requirements of a manufactured home, class I, and has a minimum width in excess of 16 feet.

*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.