



## Manufactured Housing Requirements

Some Residential Districts are approved for modular or manufactured housing. Location and approval of designated conditional uses shall be subject to review by the Town of Varnville Planning Commission under the following conditions.

- A. Be on individual sites.
- B. Have a minimum of 900 square feet of enclosed living area;
- C. Have a 2:12 roof pitch.
- D. Conform to local residential designs;
- E. Are covered with exterior materials customarily used on site-built homes, including vinyl siding, wood, masonite, or other materials like the exterior siding commonly used in standard residential construction.
- F. Have roof overhangs of not less than four inches.
- G. Be built according to the Federal Manufactured Housing Construction and Safety Standards Code (245 CFR 3280), enacted June 15, 1976;
- H. Manufactured homes built prior to the effective date of the code shall not be permitted for reasons of safety.
- I. Installation shall be in accordance with the Manufacturer's Installation Manual. If not available, then installation should adhere to the South Carolina Manufactured Housing Board Regulations.
- J. Have appropriate permanent foundation, including permanent steps, porches, decks and patios with skirting/underpinning of brick.
- K. Home manufactured date cannot be in excess of 10 years from the date of your initial application.  
(The home cannot be over 10 years old)
- L. Submittal of a site plan depicting the dwelling and improvements for final review.

ADDITIONAL NOTES / REQUIREMENTS: Vinyl underpinning is not allowed; Only brick or materials like brick, (ETC. stone) used in standard residential construction. Hardi Plank, Hardi Board or any other substitute is not recognized as suitable underpinning.