



BOARD OF SUPERVISORS

MANUFACTURED HOUSING CODE

LEE COUNTY, MISSISSIPPI

AS ADOPTED
October 7, 2024

***This Ordinance has been developed and enacted by the
Lee County Board of Supervisors***

*Supervisor George Rutledge, District 1
Supervisor Mike Smith, District 2
Supervisor Wesley Webb, District 3
Supervisor Tommie Lee Ivy, District 4
Supervisor Barry Parker, District 5*

*County Administrator
Ronnie Bell*

*County Attorney
Gary Carnathan*

*Chancery Clerk
Bill Benson*

***Developed in partnership with
The Lee County Council of Governments***



**AN ORDINANCE TO ADOPT THE MANUFACTURED HOUSING CODE
IN LEE COUNTY, MISSISSIPPI**

WHEREAS, Section 75-49-21 of the Mississippi Code of 1972, as amended, authorizes counties to require a permit for the installation and inspection of manufactured homes; and

WHEREAS, on November 29, 1994, the Lee County Board of Supervisors adopted the Lee County Mobile Home Ordinance, as amended periodically, which has since governed the installation of manufactured and mobile homes, with such ordinance being available at the offices of the Lee County Board of Supervisors; and

WHEREAS, any person desiring to place a manufactured home on property located in Lee County, Mississippi must apply for an appropriate permit with the Lee County Board of Supervisors, having offices located at 200 West Jefferson Street, Tupelo, Mississippi; and

WHEREAS, it has come to the attention of the Lee County Board of Supervisors that changes have occurred in the manufactured home building industry that warrant amendments to the current ordinances to protect the health, safety, and welfare of the citizens of Lee County; and

WHEREAS, Section 19-3-40 of the Mississippi Code of 1972, as amended, authorizes counties to adopt any orders, resolutions, or ordinances with respect to county affairs, property, and finances, for which no specific provision has been made by general law and which are not inconsistent with the Mississippi Constitution, the Mississippi Code of 1972, or any other statute or law of the State of Mississippi;

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED BY THE BOARD OF SUPERVISORS OF LEE COUNTY, MISSISSIPPI THAT THE CURRENT LEE COUNTY MOBILE HOME ORDINANCE IS HEREBY REPEALED AND REPLACED BY THE LEE COUNTY MANUFACTURED HOUSING CODE, INCLUDING THE FOLLOWING:

SECTION 1. TITLE

This Ordinance shall be known and referred to as the “Lee County Manufactured Housing Code” and may be so cited.

SECTION 2. PURPOSE

The purpose of this Ordinance is to preserve and promote the public health, safety, and welfare of the citizens of Lee County.

SECTION 3. ADMINISTRATION

3.1. Scope & Intent. The regulations set forth in this Ordinance shall be applicable only within the unincorporated areas of Lee County, Mississippi. The intent of this code is to establish base standards for manufactured housing in Lee County so as to prevent or correct unsafe and/or incompatible living conditions and protect the health, safety and welfare of the community. This Ordinance applies to all manufactured housing units that fit this Code’s definition. Manufactured Buildings, as defined in this Ordinance, shall not be governed by this Ordinance.

3.2 Designation of Administrator. The County Administrator is hereby designated as the Administrator of this Ordinance and may delegate duties of this Ordinance to others as necessary for its performance.

3.3 Permit required. It shall be unlawful for any person to move, purchase, or install a manufactured housing unit within the Lee County limits unless such person shall first obtain a permit.

3.4 Permit process.

(a) *Permit application.* Application for a manufactured housing permit shall be filed with and issued by Lee County. The application shall be in writing, signed by the applicant and shall include the following:

- (1) The name, address and contact information of the applicant, and the contractor, being licensed by the Mississippi State Fire Marshall's Office, who will be performing the installation;
- (2) A description of the manufactured housing unit including the year of construction, type of construction, housing seller/dealer information, recent photos of the interior and exterior of the unit, recent photos of the property, along with the associated property tax parcel identification number(s), property owner information, and physical address verified by the Lee County 911 office;
- (3) A site plan of the property showing the proposed manufactured home is in conformity with the requirements included within this manufactured housing code;
- (4) A survey plat of the property to be permitted, including a property deed in the name of the applicant. The applicant shall be the owner (or prospective owner) of the manufactured home to be permitted and the subject property;
- (5) Such other information as may be requested by Lee County to enable it to determine if the proposed manufactured housing unit will comply with legal requirements and with the Mississippi Code.

(b) *Inspection period.* Before any permit is issued, the applicant must allow access to the subject property and proposed manufactured home for the Administrator or designee to inspect the conditions for which an application for permit has been made. The need for inspection shall be at the discretion of the Administrator based on the circumstances and information provided by the applicant.

(c) *Permit fee.* The permit fee shall be one hundred dollars (\$100), or otherwise as determined by the Board of Supervisors and listed on a standard manufactured housing permit application form. The inspection fee is non-refundable.

(d) *Permit issuance.* A valid manufactured housing permit shall be granted only when (1) the applicant has completed and filed the manufactured housing permit application along with the associated permit fee; (2) the Administrator or designee has been provided opportunity to inspect the manufactured housing unit for which an application has been filed; and (3) the inspected property and manufactured home have proven to meet or exceed the standards of this Ordinance. An approved permit shall be required as a condition of acquiring/purchasing a manufactured home and for connecting utility service to any manufactured housing unit.

(e) *Certificate of Occupancy.* Upon completion of all work to install the manufactured home according to the requirements of this Ordinance, the Administrator, or designee, shall inspect the property to ensure all requirements have been satisfied. If additional work is necessary, the Administrator, or designee, will outline the deficiencies in writing to the applicant, and the applicant will be given an opportunity to correct the deficiencies for reinspection. Once all work

has been satisfactorily completed, the Administrator, or designee, will issue a Certificate of Occupancy for the manufactured home and the permit process will be complete. **Occupancy of a manufactured home without a Certificate of Occupancy shall be considered a violation of this Ordinance.**

3.5. Permit revocation. Lee County may revoke any permit to install a manufactured housing unit when the permittee has been found guilty of violating any provisions of this chapter. After such conviction, the permit may be reissued if the circumstances leading to conviction have been remedied. Upon such circumstances, a new permit application and fee shall be filed per the requirements of this Ordinance.

3.6. Variances. Lee County may consider a variance to the requirements of this Ordinance after an applicant for a permit has filed a variance request in writing to the Administrator. Variance requests will be reviewed by the Lee County Hearing Officer designated by the Lee County Board of Supervisors. No variance shall be permitted without a just written cause of such variance request. A variance shall not be granted due to avoidable circumstances created by the applicant.

3.7. Appeals. In any case where an applicant has been denied a permit, the applicant may file an appeal in writing to the Administrator, or the designee. Appeal requests will be reviewed by the Lee County Hearing Officer designated by the Lee County Board of Supervisors. In accordance with Section 11-51-75 of the Mississippi Code of 1972, as amended, any applicant aggrieved by a judgement or decision of the Lee County Hearing Officer appointed by the Lee County Board of Supervisors may appeal such judgement or decision to the Lee County Circuit Court. A written notice of appeal to the Lee County Circuit Court must be filed with the Lee County Circuit Clerk within ten (10) days from which the Lee County Hearing Officer rendered the judgement or decision.

SECTION 4. DEFINITIONS

The following rules shall apply for interpreting the terms and provisions of this Ordinance:

- (a) In their application, the provisions of this Ordinance shall be held to be the minimum requirements for the protection of the public health, safety and general welfare of the citizens of the County.
- (b) In the event of a conflict among the limitations, requirements, or standards contained in this Ordinance applied to an individual use or structure, the more restrictive provision shall apply.
- (c) In the event of a conflict or inconsistency between the text of this Ordinance and any caption, figure, illustration, table, or map contained herein, the text shall control.
- (d) The words "shall", "must", and "will", are mandatory in nature, establishing an obligation or duty to comply. The word "may" is permissive in nature. Words used in the present tense include the future tense. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice versa.

The following words, terms and phrases, not defined therein, shall have the meaning respectively ascribed to them as follows, unless the context clearly indicates otherwise.

Accessory Building means a building or structure on the same lot as and is incidental and subordinate to the main use of the building such as a detached garage or shed, and which shall not be used as a residential structure. The use of which is clearly incidental to that of the main

building or structure to the use of the land, and which is not attached by any part of a common wall or common roof to the main building.

Board means the Board of Supervisors of Lee County, Mississippi.

Commercial means a non-residential use involving retail, wholesale, business, or industrial services, which may generate noise or other impacts considered incompatible with less-intense uses.

Deterioration means a lowering in quality of the condition or appearance of a building, structure or premises characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting or any other evidence of physical decay, neglect, damage or lack of maintenance.

Driveway means a private access road, the use of that is limited to persons residing, employed, or otherwise using or visiting the parcel in which it is located.

Dwelling means a building or portion thereof, which is designed, arranged, or used for living quarters for one (1) family.

Family means one person or a group of persons related by blood, marriage, or legal union.

Fence means a structure used to delineate a boundary or as a barrier or means of protection, confinement, or screening.

Flood Hazard Area (Floodplain) means any land area susceptible to being inundated by flood waters from any source.

Hearing Officer means the person or office designated by the Lee County Board of Supervisors as the official Lee County Hearing Officer to review appeals and variances of this Ordinance, along with other such duties as may be appointed by the Board.

Landowner means any owner of a legal or equitable interest in real property, including the heirs, devisees, successors, assigns, and agent or personal representative of the owner.

Landscape Buffer means a unit of land, together with a specified type and amount of planting, that may be required between land uses to eliminate or minimize conflicts between them.

Lot means a single parcel of land whose boundaries have been established by some legal instrument, such as a recorded deed or plat, and which is recognized as a separate legal entity for purposes of transferring title.

Lot Coverage means the percentage of a lot's area which is covered by buildings.

Lot Depth means the average horizontal distance between the front lot line and the rear lot line.

Lot Line means the boundary of a parcel of land whose boundaries have been established by some legal instrument.

Lot Width means the width of a lot that complies with the minimum lot width requirements.

Manufactured Building means a closed structure, building assembly, or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured for installation or erection as a finished building or as part of a finished building, which shall include, but not be limited to commercial, storage, and industrial structures. The term includes buildings NOT intended for human habitation such as utility storage buildings and storage sheds manufactured and assembled offsite by a manufacturer, and which are not constructed to meet residential building code, nor are marketed for residential usage. This definition does not apply to manufactured homes or mobile homes.

Manufactured Home means a structure, transportable in one or more sections, which in the traveling mode is at least sixteen feet (16) wide and thirty two (32) feet long, or which when erected on a permitted site is at least one thousand (1,000) square feet, and which is built on a permanent chassis and designed to be used as a single family dwelling with a permanent foundation when installed on a home site and connected to the required utilities including the plumbing, heating, air conditioning and electrical systems contained therein, all of which shall be certified to meet or exceed the Federal Manufactured Home Construction and Safety Standards as promulgated by the United States Department of Housing and Urban Development, and being so permanently labeled. For the purposes of this Ordinance, an “on-frame modular home” shall also be considered a manufactured home.

Manufactured Home Park is a parcel, or contiguous parcels, of land divided into three or more manufactured home lots for rent or sale.

Mobile Home means a movable or portable dwelling at least thirty-two (32) feet in length and at least eight (8) feet wide, constructed to be towed on its own chassis, for year-round occupancy, which includes one or more components that can be retracted for towing purposes and subsequently expanded for additional capacity, or two (2) or more such units which are separately towable but designed to be joined into one dwelling unit.

Mobile Home Park means a tract of land, with two (2) or more lots provided for lease or sale only, upon which mobile home spaces are provided for mobile home occupancy. Service buildings and areas necessary to provide laundry, sanitation, storage, vending machines, and other similar services provided by the facility operator primarily for the use and convenience of mobile home occupants. Recreation buildings, areas, and customary accessory buildings and facilities necessary for the operation and serving of the mobile home park in which they are located.

Modular Construction means the use of factory-produced pre-engineered building units that are delivered to a site and assembled as large volumetric components or as substantial elements of a building and being secured to a permanent foundation.

Modular Home means a structure intended for residential purposes, constructed to meet or exceed the residential international building code, that is primarily built indoors in a factory-like setting. The finished products are covered and transported to their new locations where they will be assembled on a permanent foundation by a builder. A modular home is not a mobile home or manufactured home by definition; it is simply a home that is built off-site as opposed to on-site. A modular home is not on a chassis and cannot be re-transported once it is assembled on its permanent foundation.

Nonconformity means a use, building, structure, or lot which was lawful at the time it was constructed or established but which fails to comply with one or more of the applicable regulations or standards of this Ordinance.

Non-residential means used or intended for purposes other than as a residential dwelling.

Parcel means any quantity of land and/or water capable of being described in definitive terms with respect to its location and boundaries. It may be established as distinct from another parcel that is designated by its owner or developer as land to be used or developed as a unit, or that has been used or developed as a unit.

Permit means any permit issued by Lee County pursuant to the regulations of this Ordinance.

Person means any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility cooperative interstate body, or other legal entity.

Plat means a map, chart or plan of a tract or parcel of land which is to be or which has been subdivided.

Porch means a projection from an outside wall of a dwelling which is covered by a roof and/or sidewalls (other than the sides of the building to which the porch is attached). A porch which projects beyond a required yard, setback, or building restriction line may be screened, but may not be enclosed with glass, jalousies, canvas, plastic, or any solid material to a height greater than two feet.

Property means the real property being considered, subject to the provisions of this Ordinance.

Recreational Vehicle is a vehicle which is: (a) built on a single chassis; (b) four hundred (400) square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or towable by a light duty truck; and (d) designed for use as a temporary living quarters for recreational, camping, travel or seasonal use. For the purposes of this Ordinance, temporary use will be considered as no more than thirty (30) calendar days. This definition shall also apply to a “tiny home”.

Recreational Vehicle Park means a parcel of land upon which sites are rented or leased for the temporary or periodic placement of recreational vehicles as temporary living quarters for recreational or vacation purposes.

Residential means used or intended for use as a dwelling unit.

Right of Way Line is the line delimiting the Public/Private boundary of the street and being identical with the property line of persons owning property fronting on the streets.

Roof is a surface covering a building area or space having a sloped horizontal pitch and is finished with asphalt shingles or standing seam metal materials. The term “roof” also includes the overhangs over porches, porticos and covered walks.

Setback is the minimum required distance between the property line and the building line.

Site Plan is a plan depicting the proposed use and development of a property, in terms of the location, scale, and configuration of buildings and other features.

Storage means placing or leaving personal property in a location for a period of time exceeding thirty (30) days or for the purpose of preservation, seasonal or future use or disposal. No upholstered furniture may be stored on porches.

Variance is a grant of relief from the requirements of this Ordinance which permits construction in a manner otherwise prohibited by this Ordinance.

Vehicle means an automobile, truck, trailer, camper, recreational vehicle, boat or motorcycle.

Vehicular Use Area is any portion of the site or property, paved or unpaved, designed to receive or accommodate vehicular traffic, including the driving, parking, temporary storage, loading, or unloading of any vehicle.

Waste means surplus materials resulting from on-site construction which is disposed of at other locations.

Yard means an open space on a lot which is unoccupied by any building or structure, except as otherwise allowed in this Ordinance.

Yard, Front, is that portion of a lot which is bounded by the side lot lines, a street right-of-way, and the required front yard line.

Yard, Rear, is that portion of a lot which is bounded by the side lot lines, the rear lot line, and the required rear yard line.

Yard, Side, is the open, unoccupied portion of a lot which is bounded by a side lot line, a required side yard line, the rear yard line, and the front yard line. Any such yard abutting a street shall be treated as a "front yard."

SECTION 5. STANDARDS FOR MANUFACTURED HOUSING

5.1 Purpose The purpose of this Section is to regulate the safety and design of new manufactured homes and enhancements to existing ones. These standards shall be supplemental to the general site and design standards herein.

5.2 Use Standards

- (a) Manufactured homes shall not be permitted within residential subdivisions, subdivided neighborhoods, or within developed residential areas, and shall be at least one-half mile from any such developed residential area, as measured from the edge of each property line.
- (b) A manufactured home may only be permitted on a single platted parcel owned by the applicant which has a minimum size of two (2) acres in area and which meets all conditions herein. At the discretion of the Administrator, or the designee, the minimum lot size may be reduced if any of the following circumstances apply:
 - 1. If a permit is applied for a manufactured home where a connection to a municipal sewer system exists, the minimum lot size may be reduced to no less than one (1) acre.
 - 2. If a permit is applied for a manufactured home and the applicant has provided an on-site wastewater treatment system, certified in writing by either the Mississippi State Department of Health or a licensed professional engineer as appropriate to service the home, the minimum lot size may be reduced to the minimum required for the certified

functions of the on-site wastewater treatment system, but in no case shall the minimum lot size be less than one (1) acre.

3. If a permit is applied for a manufactured home on a lot where a pre-existing manufactured home occurs and will be completely removed, the original lot size shall be considered sufficient to meet minimum standards, however the new manufactured home must meet all other requirements of this Ordinance. If the pre-existing lot is too small to meet the requirements of this Ordinance, the lot size must be modified to meet the requirements. No manufactured home shall be permitted in any previously established mobile home park or manufactured home park that is not well maintained, and which meets all other state and local regulations.
 - (c) The installation of a new or used mobile home, portable building, recreational vehicle, “tiny home”, or other such similar manufactured buildings that are not constructed to meet residential building code, and which do not meet the definition of a manufactured home in this Ordinance, shall not be permitted as a manufactured home, and such nonconforming structures may not be used as a residential dwelling.
 - (d) The establishment of new manufactured home parks or subdivisions shall not be permitted.
 - (e) The establishment of new mobile home parks or subdivisions shall not be permitted.
 - (f) The establishment of a recreational vehicle park shall not be permitted, excepting such parks that may be owned and managed as state or federal park properties, or which may be permitted by separate specific ordinance.
 - (g) The establishment of a manufactured home for the purposes of a place of business shall not be permitted.
 - (h) This Ordinance shall not govern the use of manufactured buildings for non-residential use. No non-residential manufactured building shall be converted into a residential use.
 - (i) Any building that does not meet the definition of a manufactured home by this Ordinance shall NOT be granted a permit for a manufactured home in Lee County. It shall be unlawful for any establishment of a manufactured building, storage shed, tiny home, mobile home, or similar such structure as a residential dwelling, and that does not meet the definition of a manufactured home permitted by this Ordinance. Any such unlawful development shall be terminated and removed promptly.
 - (j) The Lee County Hearing Officer maintains the right to grant temporary conditional uses that may vary from the requirements herein, based upon need and hardship, but in no case shall such temporary conditional use be longer than one (1) year.

5.3 Site Standards

- (a) No more than one manufactured home shall be permitted on a single platted lot.
- (b) Any lot to be permitted for a manufactured home must have access to a public street. If any such lot has a shared driveway access to a public street, an easement must be recorded providing for such shared access. The County Road Manager shall review and approve plans for any driveway access to a county street and drainage for such access. No driveway connection may be made prior to an approved permit. No manufactured home shall be installed in such a manner that would be dependent of vehicular parking on county right of way.
- (c) Any lot to be permitted for a manufactured home must have a minimum width of one hundred fifty feet (150’).
- (d) **A MANUFACTURED HOME SHALL NOT BE LOCATED CLOSER THAN TWO HUNDRED FIFTY FEET (250’) FROM ANY OTHER DWELLING, OR THIRTY-FIVE FEET (35’) FROM THE LOT LINE. NO NEW MANUFACTURED HOME SHALL BE LOCATED ON A LOT WHERE THREE OR MORE MANUFACTURED HOMES EXIST WITHIN A ONE THOUSAND (1,000) FOOT RADIUS OF THE PROPERTY LINE OF THE SUBJECT PROPERTY OF THE APPLICANT.**

- (e) A manufactured home shall have a safe and adequate public electricity service connection provided by a local municipal electric system or electric power association, having a dedicated meter, and shall not be combined or connected to another service.
- (f) A manufactured home shall have a safe and adequate public water service to connection provided by a local municipality or community water system, having a dedicated meter, and shall not be combined or connected to another service.
- (g) A manufactured home shall have a safe and adequate public sewer connection provided by a municipality, local authorized sewer system, authorized individual treatment plant, or authorized septic tank system permitted with a final inspection by the Mississippi State Department of Health. The sewer connection shall not be combined or connected to another service. If a pre-existing on-site sewer treatment plant or septic tank is to be utilized, such system must be inspected and accepted by the Mississippi State Department of Health. If such pre-existing system has been out of service prior to the applicant obtaining a permit, the applicant must obtain a “non-operational” document with repair recommendations from the Mississippi State Department of Health, and such recommendations must be met prior to the final inspection of the manufactured home. If a pre-existing system fails inspection by the Mississippi State Department of Health, and system repair or a system replacement is required, such improvements must be completed prior to the final inspection of the manufactured home. A certificate of occupancy shall not be granted prior to a final inspection and approval.
- (h) It shall be unlawful for any public utility to provide a connection to a manufactured home without first having proof of a valid manufactured home permit from the applicant.
- (i) A manufactured home shall have access to county roadside trash collection and shall have an active individual account for such services prior to the certificate of occupancy being issued. No permit shall be issued to any individual having a delinquent solid waste account with Lee County.
- (j) No manufactured home shall be permitted without certification by the County Flood Plain Administrator.
- (k) No manufactured home shall be permitted on a lot that has any existing violation of the Lee County property maintenance standards.
- (l) Manufactured home lots shall have regularly maintained vegetative cover at a minimum, such as a grass lawn and landscape.
- (m) A manufactured home shall only be placed on a lot that has been properly prepared with a permanent foundation installed per Mississippi State Fire Marshall requirements. At a minimum, such foundation shall consist of a two (2) foot depth of compacted select fill pad. A permanent concrete pad is also recommended. The foundation shall be covered by permanent waterproofing material prior to installation of the manufactured home.
- (n) Manufactured homes shall not be placed on a lot that has not been properly cleaned of rubbish.
- (o) Manufactured home lots shall be graded such that water drains away from the foundation.
- (p) In the event that a new public street may be necessary for the permittee, no new street shall be built that does not meet the Lee County Subdivision Regulations.

5.4 Building Standards

- (a) Any permitted manufactured home must be installed by a contractor who is licensed by the Mississippi State Fire Marshall.
- (b) No manufactured home shall be permitted which was constructed more than seven (7) years prior to the date of the permit application.
- (c) Manufactured homes shall meet or exceed the current construction standards promulgated by the U.S. Department of Housing and Urban Development (HUD).
- (d) Manufactured homes shall be inspected by the Mississippi State Fire Marshall and shall have a certificate of approval visibly displayed on the home exterior.

- (e) The home's roof shall be finished with a type of architectural shingle or standing seam metal roof that is commonly used in standard residential construction.
- (f) The exterior siding should consist of hardboard, composite, or architectural vinyl comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
- (g) All manufactured homes must be appropriately underpinned to meet this Ordinance and installed on a permanent foundation. A continuous, rigid perimeter foundation must be installed consisting of brick, stucco, stone veneer, or other similar exterior material to compliment siding of the manufactured home and must be continuous except for required ventilation and access.
- (h) The tongue, axles, transporting lights, and removable towing apparatus shall be completely removed after placement on the lot and before occupancy.
- (i) The front entrance of the manufactured home shall face the street or front of the lot.
- (j) Manufactured homes must be equipped with a covered front ~~and back~~ porch constructed of materials to match or compliment the manufactured home, and ~~each~~ having a minimum size of twenty-five square feet, equipped with stairs and a guardrail. The design of the porch must be constructed to meet building code. The roof materials of the porch shall match the roof materials of the manufactured home.
- (k) Upon completion of the installation of a manufactured home, the applicant must register the property with the Lee County Tax Assessor or Lee County Tax Collector as appropriate.

SECTION 6. RULES FOR MANUFACTURED HOME AGENTS

Any manufactured home seller, and/or their agents/contractors/sub-contractors/dealers, that sells, delivers, and/or installs a manufactured home on property in Lee County without such property first having an appropriate permit issued by Lee County shall be in violation of this Ordinance. It shall be the responsibility of the manufactured home seller/dealer/company to notify potential buyers that a permit is required in Lee County before completing the purchase of a manufactured home. An application for permit must be submitted to Lee County prior to the purchase of a manufactured home. Notice of this Ordinance should be openly displayed for view to the public by manufactured home agents at their places of business in Lee County.

SECTION 7. TRANSITIONAL RULES

A structure or use lawfully existing at the time of the adoption of this Ordinance is deemed lawful as of the effective date of this Ordinance, if it conforms to all the requirements of this Ordinance. However, if such structure or use does not conform to all the requirements, then such structure or use remains unlawful, but may remain in use until such time that such property or building is redeveloped.

In any case where a provision of this Ordinance is found to be in conflict with a provision of another relative ordinance of the County, existing on the effective date of this Ordinance, the provision which establishes the higher standard for the promotion and protection of the health and safety of the community shall prevail.

SECTION 8. SEVERABILITY

If any applicable court invalidates any provision of this Ordinance, then such judgment shall not affect the validity and continued enforcement of any other provision of this Ordinance. If any applicable court

invalidates the application of any provision of this Ordinance, then such judgment shall not affect the application of that provision to any other building, structure, or use not specifically included in that judgment. If any applicable court judges invalid any condition attached to the approval of an application for development approval or the approval of a conditional use, then such judgment shall not affect any other conditions or requirements attached to the same approval which are not specifically included in that judgment.

SECTION 9. APPLICABILITY

That this Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect thirty (30) days after its final passage and adoption.

SECTION 10. VIOLATIONS

Any person who constructs, installs, modifies, or establishes, any building, structure, or use in violation of this Ordinance, shall be guilty of a misdemeanor and shall be fined not more than one thousand dollars (\$1,000) or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense. Each day that a violation continues shall constitute a separate violation or offense.

SECTION 11. MAINTENANCE

Any manufactured home that is permitted by this Ordinance shall also be regularly maintained to meet the standards of this Ordinance after installation. If at any such time a permitted and completed manufactured home is found to be in violation of the standards of this Ordinance, the Administrator, or designee, may revoke the certificate of occupancy or issue a fine in accordance with this Ordinance.

The foregoing Ordinances having first been reduced to writing was read and considered by Sections, Supervisor Smith made the motion and Supervisor Parker seconded the motion for its adoption.

WHEREUPON, said Ordinance was put to a vote upon its final passage as a whole and the same was passed as read, with result as follows:

Supervisor George Rutledge	<u>Yay</u>
Supervisor Mike Smith	<u>Yay</u>
Supervisor Wesley Webb	<u>Yay</u>
Supervisor Tommie Lee Ivy	<u>Yay</u>
Supervisor Barry Parker	<u>Yay</u>

The motion having received the affirmative vote of a majority of the members present, the Board President declared the motion carried and the Ordinance adopted on the **7th day of October, 2024**, and henceforth shall be enforceable and in effect sixty days after the date of adoption.

APPROVED: _____
WESLEY WEBB, PRESIDENT

ATTEST:

BILL BENSON, CHANCERY CLERK