



Manufactured Home Zoning Trends

In the last five years, the trend in South Carolina has been the inclusion of manufactured homes in more areas of the state's counties.

Several factors are behind the trend:

- ★ the continued evolution of manufactured homes in size, quality and architectural features.

Over 80 per cent of manufactured homes are multiple section, averaging 1700 square feet. Site-built style exterior finishes and architecture features such as recessed porches make many homes compatible if not indistinguishable from other homes.

- ★ the development of new zoning approaches that focus on compatibility rather than less relevant factors such as whether a home was partially constructed off-site.

A typical zoning scenario may allow "traditional" single-section homes in rural districts, multiple-section homes in residential zoning districts and perhaps homes with specific architectural features in the more restrictive residential zoning districts.

- ★ a recognition of the need for affordable homes for South Carolina's working men and women

Reopening Municipalities

One of the most interesting zoning trends is the recent reopening of South Carolina's municipalities to manufactured homes. Many municipalities zoned out large sections of the city or town during the sixties and seventies during the old "mobile home" era. Now cities interested in giving citizens more affordable options or citizens who wish to live in the city are reopening areas to manufactured homes. [Click here for more information about using manufactured homes for urban infill purposes.](#)

For more information: For sample ordinances and other information on the zoning of manufactured homes, contact Ed Schafer at eschafer@mhisc.com.