



MANUFACTURED HOMES

BUTTS COUNTY REQUIREMENTS ZONING

Manufactured homes in Butts County may be located on lots with the following zoning classifications:

- A-R zoning with a minimum of 1,500 square feet of heated space
- R-3 zoning with a minimum of 1,400 square feet of heated space

DESIGN CRITERIA

- ✓ Shingled roof with a 4 on 12 pitch
- ✓ Entire roof overhang of a minimum of 6 inches, excluding gutters
- ✓ Vertical siding is prohibited
- ✓ Minimum of 3 ft. x 3 ft. landing at all exterior exit doors
- ✓ Underpinning of brick, block, or stone with a min. of 4 in. thickness
- ✓ Front-facing porch with minimum 10 ft. depth and 20 ft. length

FOUNDATIONS

- ✓ Anchorage in accordance with manufacturer's instructions, or engineered system
- ✓ Pier footings of 2 ft. x 2 ft. - 6 in. thick 8 ft. on center
- ✓ Wheels, axles, and hitch must be removed
- ✓ 12 in. wide x 4 in. thick continuous perimeter footing

PERMIT DOCUMENTS

Building Permit Application- The online application can be found on our website at buttscounty.cts.city. Include the installation contractor's company name and business license.

Recorded Plat & Deed- A copy can be obtained at the office of the clerk of court.

Bill of Sale- If new, a copy of the bill of sale with size, serial number, and cost of home. If used, a copy of the title and the paid tax receipt.

Building Plans- If new, a copy of the manufacturer's installation instructions. If used, a copy of the floor plan.

Driveway Permit- If locating home on a lot without an existing driveway. Permit is through the Road Department in Public Works and can be applied for at buttscountyga.com

Septic Permit- A copy of the septic permit from the Health Department.

House Location Plan- A plan showing the lot with location of the manufactured home and the setbacks from the home to property lines and other structures on property.

CONTACT US

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