

CHARLES COUNTY GOVERNMENT
Department of Planning and Growth Management
Post Office Box 2150, La Plata, Maryland 20646

MANUFACTURED HOMES

General Information

Manufactured homes, are permitted in some areas of Charles County, provided they meet certain requirements. In order to be considered a manufactured home, the structure must exceed forty (40) feet in length and eight (8) feet in width, must not be constructed in accordance with the standards set forth in the County's Building Code applicable to site-built homes, must be composed of one or more components which are substantially assembled in a manufacturing plant, and must be designed to be transported to the home site on its own chassis.

Manufactured homes, are considered single-family structures and are required to meet the same zoning criteria as single-family structures. The Zoning Ordinance does not allow the placement of more than one single-family structure on a parcel of land.

The following information is provided to assist you in determining whether or not a manufactured home would be an acceptable dwelling for you to consider for your property.

Classifications of Manufactured Homes

Manufactured homes are divided into two categories, Class A and Class B homes. The characteristics of each are listed below:

Class " A" Manufactured Homes:

- 1) Must be constructed after July 1, 1976 and must be equipped with a residential sprinkler system
- 2) Must exceed U.S. Department of Housing and Urban Development (HUD) standards in effect at the time of construction;
- 3) Must satisfy the following additional criteria;
 - a) Length must not exceed four (4) times the width, which may be calculated using the measurements of a carport or an enclosed porch;
 - b) The pitch of the roof must have a minimum vertical rise of one foot for each five feet of horizontal run, and the roof must be finished with a type of shingle which is commonly used in standard residential construction;
 - c) The exterior siding must consist of wood, hardboard or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction;
 - d) Provided there is a continuous, permanent masonry foundation, unpierced except for required ventilation and access installed under the home, and
 - e) The tongue, axles, transporting lights and removable towing apparatus are removed after placement on the lot and before occupancy.

Class "B" Manufactured Homes:

- 1) Must be constructed after July 1, 1976 and must be equipped with a residential sprinkler system.
- 2) Must exceed U.S. Department of Housing and Urban Development (HUD) standards in effect at the time of construction; and
- 3) Do not satisfy the criteria necessary to qualify the home as a Class A home.

Zoning Guidelines

Class "A" Manufactured Homes are permitted in the following zones:

AC, Agricultural Conservation	RC, Rural Conservation
RR, Rural Residential	RV, Village Residential
RL, Low-Density Suburban Residential	RM, Medium-Density Suburban Residential
RH, High-Density Residential	PMH, Planned Manufactured Home Park

Class " B" Manufactured Homes are permitted in the following zones:

AC, Agricultural Conservation
RC, Rural Conservation
PMH, Planned Manufactured Home Park

Class "B" Manufactured Homes are permitted by Special Exception in the following zones:

RR, Rural Residential
RL, Low-Density Suburban Residential

To determine the zoning of your property, please provide the Tax Map, Parcel and Grid Number of the property to a staff person, or you may locate the property yourself on the Zoning Maps provided at the Building Permits Counter and the Planning Department.

If you do not know the Tax Map, Parcel and Grid Number of your property, you may contact the State Tax Assessor's Office, located in the Southern Maryland Trade Center (Route 301 South, just past the Sheriff's Department) at (301) 932-2440 or (301) 870-2619.

Applying For A Manufactured Home

If you wish to apply for a manufactured home to be placed on your property, you must complete and submit a [Building Permit Application](#). For more information on additional requirements, please obtain a copy of the handout titled "[Customer Service Guide for Single-Family Dwellings](#)."

Any Additional Questions?

If you have any questions or need additional information pertaining to the Building Permit Process, please contact the Permits Administration at (301) 645-0692 or (301) 870-3935.

If you have any questions, or need additional information about subdividing your property prior to the placement of a mobile home, please contact the Planning Division at (301) 645-0540 or (301) 870-3896.