

## Jones County Planning & Zoning

PO Box 1359  
Gray GA 31032  
478-986-5117 Fax 478-986-4550  
[zoning@jonescountyga.org](mailto:zoning@jonescountyga.org)

### Parking a Manufactured Home in Jones County

Four zoning districts in the Unincorporated Area of Jones County permit manufactured homes (Ag-1, R-R, R-MH, C-1), and only one zone within the City of Gray permits them (R-3)\*. The Planning & Zoning Office has the only official zoning maps in the County. There are also lot size minimums which vary by zone. For these reasons, **call us first**. We will give you the zoning and lot requirements for the parcel you're considering. Once these are met, the permit may be applied for.

**We will need the following documents at the time the application is made:**

#### For a new MH:

- \_\_\_ Copy of MSO or title of home.
- \_\_\_ Receipt for connection to public water (County 743-3211, City 986-5433) or well permit (from the Jones County Health Department 986-3164).
- \_\_\_ Septic tank permit (from Jones County Health Department), or sewer tap fee receipt (City Hall).
- \_\_\_ Copy of *approved* driveway permit for lots in the county and for city lots if they are on county maintained roads. Obtain permit at the Government Center Information Desk. (Call 986-8263.)
- \_\_\_ Copy of Plat or Survey (only if requested by P & Z).
- \_\_\_ Completed affidavits from the mobile home mover and all electrical, plumbing, and mechanical subcontractors. If their state licenses are not on file with us, we need copies of their licenses.
- \_\_\_ Site plan showing location of proposed home, and distances from property lines.

#### For a used MH:

- \_\_\_ All of the above, plus:
- \_\_\_ \$750.00 letter of credit from a bank or \$750.00 cash deposit (refunded when C.O. is issued),
- \_\_\_ Enough photos of the inside/outside of the home so that we will understand its condition,
- \_\_\_ A signed affidavit affirming that the used MH is in compliance with Jones County Code.

**To park in a mobile home park, you will *not* need documentation for water, sewer, or driveway.**

**When you apply for your permit you will also need to know: name of manufacturer, year of manufacture, serial number, length & width or square footage, color, roof type (shingle or metal), and type of underpinning you plan to use.\*\***

**Permit fees are calculated at \$.15 per square foot, not including tongue. (\$100.00 minimum fee)**

\*Double-wides and single-wides are permitted in the R-MH zone, and in all mobile home parks. In the Ag-1 and C-1 zones, double-wides are permitted. In the Ag-1 zone, the Board of Commissioners may be petitioned to allow a single-wide as a Conditional Use. In the R-R, and *R-3 City* zones, only double-wides are permitted.

\*\* Homes parked in the R-R zone and *R-3 City* zone must have masonry underpinning. In Ag-1 and R-MH zones any type of approved underpinning is acceptable. Homes parked in mobile home parks are not required by Jones County to have underpinning.