

RV, Manufactured Home, and Tiny Home Policies

[Print](#)

[Share & Bookmark](#) Share & Bookmark, Press Enter to show all options, press Tab go to next option

[Font Size:+-](#)

Recreational Vehicles (RVs)

Recreational Vehicles cannot be used as dwelling units in Dorchester County. Based on definitions within the South Carolina Residential Building Code (SCRC) and the Dorchester County Zoning and Land Development Standards, RVs and campers do not meet the requirements for permanent residential occupancy as they do not meet the minimum code requirements for permanent or semi-permanent occupancy. For these reasons, the County will NOT issue permits for utility connections or other permits that imply permanent or semi-permanent occupancy nor issue addresses for RVs and Campers. While RVs and campers may be stored on private property, their occupancy is only permissible within bona fide RV parks.

Manufactured Homes

Manufactured homes are dwellings that are not built in accordance with state and local building codes but are certified by the [Department of Housing and Urban Development \(HUD\)](#) as being compliance with National Manufactured Home Construction and Safety Standards, constructed off-site, and transported to a property for permanent occupancy. Manufactured homes are not considered recreational vehicles and may be permitted subject to conditions in any zoning district where Manufactured Housing (use group 5) is listed as a conditional use

Modular Homes

Modular homes are constructed to state and local building code standards off-site and transported to a property for permanent occupancy. As they are built to the same standard as a site built home, the County considers modular homes single-family detached homes. They are therefore permissible in any zoning district that allows single-family detached dwellings.

Tiny Homes

Tiny homes are defined in the building code as a dwelling that is 400 square feet or less in floor area excluding lofts. Tiny homes that are built to applicable building codes either on-site or offsite and placed on a permanent foundation are considered single-family detached residences and may be permitted as such in any zoning district where single-family detached homes are allowed.

Tiny homes on wheels intended to be mobile and/or hitched to personal vehicles for travel are considered recreational vehicles and cannot be used as a dwelling as stated above.