

CHAPTER 154: MANUFACTURED HOUSING

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§ 154.01 FINDINGS.

The Town Board of Commissioners finds that manufactured housing offers affordable housing opportunities for low and moderate income residents who could not otherwise afford to own their own home. The Town Board of Commissioners further finds that there is a need for more affordable housing within the corporate limits and extraterritorial zoning jurisdiction.
(Ord. passed 6-4-96)

§ 154.02 PURPOSE; INTENT.

The purpose of this chapter is to allow the placement of manufactured homes in residential districts, provided that the homes meet appearance and dimensional criteria which will protect the character and property values of those single-family residential areas. The intent of this chapter is to increase the housing opportunities for individuals with a low or moderate income.
(Ord. passed 6-4-96)

§ 154.03 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

DWELLING UNIT. An enclosure containing sleeping, kitchen and bathroom facilities designed for and used or held ready for use as a permanent residence by one family.

MANUFACTURED HOME. A dwelling unit that:

- (1) Is not constructed in accordance with the standards set forth in the North Carolina State Building Code, and
- (2) Is composed of one or more components, each of which was substantially assembled in a manufactured plant and designed to be transported to the home site on its own chassis; and

- (3) Exceeds 40 feet in length and eight feet in width.

MANUFACTURED HOME, CLASS A. A manufactured home constructed after July 1, 1976 that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies the following additional criteria:

- (1) The manufactured home has a length not exceeding four times its width, with the length measured along the longest axis and the width measured at the narrowest part of the other axis.

- (2) The manufactured home has a minimum of 900 square feet of enclosed and heated living area;

- (3) The pitch of the roof of the manufactured home has a minimum vertical rise of 2-2/10 feet for each 12 feet of horizontal run (2.2 feet and 12 feet) and the roof is finished with a type of shingle that is commonly used in standard residential construction;

- (4) All roof structures shall provide an eave projection of no less than six inches, which may include a gutter;

- (5) The exterior siding consists predominantly of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood, or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction;

- (6) The manufactured home is set up in accordance with the standards set by the North Carolina Department of Insurance and a continuous, permanent masonry foundation or masonry curtain wall, unpierced except for required ventilation and access, is installed under the perimeter of the manufactured home;

- (7) Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the North Carolina Department of Insurance, attached firmly to the primary structure and anchored securely to the ground; and

- (8) The moving hitch, wheels and axles, and transporting lights have been removed.

It is the intent of these criteria to insure that a Class A manufactured home, when installed, shall have substantially the appearance of an on-site, conventionally built, single-family dwelling.

MANUFACTURED HOME, CLASS B. A manufactured home constructed after July 1, 1976 that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction, but that does not satisfy all of the criteria necessary to qualify the house as a Class A manufactured home.

MANUFACTURED HOME, CLASS C. Any manufactured home that does not meet the definitional criteria of a Class A or Class B manufactured home.

MODULAR HOME. A dwelling unit constructed in accordance with the standards set forth in the North Carolina State Building Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two or more sections transported to the site in a manner similar to a manufactured home (except that the modular home meets the North Carolina State Building Code), or a series of panels or sections transported on a truck and erected or joined together on the site.

PARK MODEL HOME. A dwelling unit that:

- (1) Is not constructed in accordance with the standards set forth in the North Carolina State Building Code;
- (2) Is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported on its own chassis; and
- (3) Does not exceed 40 feet in length and eight feet in width.

TRAVEL TRAILER. A structure that is:

- (1) Intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle); and
- (2) Is designed for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a manufactured home.
(Ord. passed 6-4-96)

§ 154.04 MANUFACTURED HOME OVERLAY AREAS.

(A) Purpose. In accordance with the comprehensive plan and based on local housing needs, and as authorized by G.S. 160A-383.1(e), three types of manufactured home overlay areas may be established. Such overlay areas may not consist of an individual lot or scattered lots, but shall consist of a defined area within which additional requirements or standards are placed upon manufactured homes. The intent of this approach is to allow manufactured homes in parts of a zoning district where they would not otherwise be allowed, subject to appropriate conditions. The Board of Commissioners will give close consideration to whether manufactured homes would be compatible with surrounding land uses.

(B) Designation. Manufactured Home Class A (MH Class A) Manufactured Home Class B (MH Class B) overlay areas are authorized as areas which overlay or overlap existing zoning districts, the extent and boundaries of which are or may be indicated on the zoning map by adoption of a separate ordinance by the Board of Commissioners, usually upon later request.

(C) These provisions create the mechanism which may from time to time be used by the Board of Commissioners in designating such areas.

(D) In addition to other permitted uses, Class A manufactured homes shall be permitted in NH Class A overlay areas, Class A and B homes shall be permitted in NH Class B overlay areas, and Class A, B

and C homes shall be permitted in NH Class C overlay areas. These uses are in addition to other permitted uses. All other applicable requirements, including but not limited to setback and accessory structure requirements, also shall apply to manufactured homes allowed in overlay areas.
(Ord. passed 6-4-96)

§ 154.05 ZONING COMPLIANCE DOCUMENTS.

(A) A zoning compliance permit must be secured from the zoning enforcement officer before a Class A, B or C manufactured home may be placed on a lot. A building permit must also be secured. The building permit shall state all applicable conditions and requirements and state that any violations will be subject to appropriate enforcement action. Once installation and construction is complete and necessary inspections have been performed, and before occupancy and use, a certificate of occupancy must be secured. The certificate shall state that the property owner is responsible for assuring that all applicable conditions and requirements continue to be satisfied, and that appropriate enforcement actions will be taken if violations occur.

(B) These permits shall be in addition to all other necessary permits.
(Ord. passed 6-4-96)