



*"The Crossroads of Opportunity"*

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# TOWN OF BOILING SPRINGS

## ZONING GUIDANCE FOR MANUFACTURED HOMES

The Boiling Springs Zoning Code allows the placement of a Class A Manufactured home, as a single family residence on an individual lot, in the R-20 Zoning District. A Zoning Permit is required and the application must demonstrate that the manufactured home is Class A. A manufactured home is considered Class A when it meets all of the following criteria:

**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.