

ARTICLE G
MANUFACTURED HOMES AND MANUFACTURED HOME PARKS

9-3081 General Provisions

Because of the use, transportability, and manner of construction of manufactured homes and because of the susceptibility of the manufactured homes for use in high density concentrations, it is necessary to regulate manufactured homes and manufactured home parks to ensure that their occupants have access to an appropriate, safe, sanitary and attractive living environment.

9-3082 Definitions

For the purpose of this ordinance a "manufactured home" and "manufactured home park" are defined as follows:

- a) *Manufactured Home*: A structure designed for living or sleeping purposes, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities.

Class A Manufactured Home (multi-section/double-wide). A manufactured home that meets or exceeds the construction standards established by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and is a multi-section unit.

Class B Manufactured Home (single-wide). Class B single-wide manufactured home that meets or exceeds the construction standards established by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and is a single-wide unit.

- b) *Manufactured Home Park*: Any existing lot or parcel on which two (2) or more manufactured homes are used, leased or rented or intended to be used, leased or rented for occupancy. This definition shall not include manufactured home sales lots on which unoccupied manufactured home are located for the purpose of inspection and sale. New manufactured home parks are not allowed in the Town of Valdese, and this definition therefore only applies to existing manufactured home parks that comply with Article G.

9-3083 Location of Manufactured Homes

After the effective date of this Ordinance, no manufactured home shall be permitted in any district for any use other than living or sleeping purposes. Manufactured homes are permitted only in the R-8 District, and must comply with each of the following:

- .1 Individual manufactured homes are allowed by right in the R-8 Residential District, provided they meet the minimum lot and setback requirements of that district, and are placed on a permanent foundation.
- .2 One (1) manufactured home may be parked or temporarily stored on any lot outside of a manufactured home park for a period not exceeding seventy-two (72) hours, provided no living quarters are maintained nor any business conducted therein while such manufactured home is so parked or temporarily stored.
- .3 A temporary building, structure, including construction trailers for office use are permitted in conjunction with any permitted construction; provided permits for such use shall be issued for periods not to exceed twelve (12) months but may be renewed for additional periods up to six (6) months if necessary for the completion of the construction in any zoning district.
- .4 Existing manufactured homes shall not be replaced with another manufactured home unless it is located in the R-8 District. Class B manufactured homes shall not replace existing manufactured homes. Manufactured homes in the R-8 District may be replaced only by Class A manufactured homes.

9-3084 Provisions for Manufactured Homes

- .1 Class B manufactured homes shall not be permitted in the Town of Valdese.
- .2 Class A manufactured homes shall be permitted only in the R-8 District. Only one Class A manufactured home shall be permitted on a lot unless it replaces an existing manufactured home in a manufactured home park.
- .3 Manufactured homes shall be subject to the following requirements:
 - (a) If municipal utilities are not available, the well (if applicable) and septic tank (if applicable) must be approved by the Burke County Health Department.
 - (b) Class A manufactured homes shall contain at least one thousand one hundred and fifty (1,150) square feet of enclosed and heated living area.
 - (c) The pitch of the manufactured home roof shall have a minimum vertical rise of at least three (3) feet for each twelve (12) feet of horizontal run, and the roof shall be

finished with a type of shingle that is commonly used in standard residential construction. The roof shall be the original roof of the structure as installed by the manufacturer.

- (d) The exterior siding, for all manufactured homes, shall consist predominantly of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood or hardboard; and the exterior siding shall be comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.
- (e) Manufactured homes shall have at the front entrance either a deck or porch with steps. All other entrances shall have permanent steps. The minimum area for decks and porches shall be 100 square feet. Decks, porches and steps must be built in compliance with the North Carolina Building Code.
- (f) All manufactured homes shall be placed with the front of the home running parallel to the street that provides access to manufactured home. On cul-de-sacs, manufactured homes shall be sited with the front of the home running parallel to the street providing access. **Manufactured homes placed in manufactured home parks may be placed perpendicular to interior private streets.**
- (g) Manufactured homes shall have the entire perimeter of the home enclosed from the ground to the bottom of the structure in compliance with the following requirements:
 - (1) The underpinning must consist of brick, masonry, or concrete block with a stucco finish.
 - (2) Products and materials manufactured for the purpose of underpinning shall be installed in accordance with the manufacturer's specifications.
 - (3) The underskirting shall be vented in accordance with the North Carolina Building Code.
 - (4) The underskirting must be installed within thirty (30) days after the final inspection date by the Burke County Building Inspections.
- (h) The manufactured home's footings shall meet the requirements set forth in the North Carolina Building Code.
- (i) The towing tongue, wheels, axles and transporting lights shall be removed upon final placement of the manufactured home. If the tongue cannot be removed, it must be underpinned and screened with shrubbery.

- (j) The manufactured home shall have been constructed within ten (10) years of the date of the permit application. Proof of the age of the home such as a bill of sale, title, or certified appraisal must be provided at the time the zoning permit is issued.

9-3085 Provisions for Existing Manufactured Home Parks

- .1 The creation of manufactured home parks after the adoption of this Ordinance is not allowed in the Town of Valdese. Existing manufactured home parks at the time of adoption of this Ordinance may remain subject to the requirements of this section, but neither the size of the parcel on which the existing manufactured home park is located nor the number of manufactured homes located in the manufactured home park shall be increased.
- .2 In manufactured home parks, manufactured homes may be replaced within 180 days of removal of the home by only Class A manufactured homes that meet the provisions of 9-3084 and other applicable provisions.
- .3 Manufactured homes, because of their use, transportability, manufacture and manner of construction, location and susceptibility for use in high density concentration both as units and persons, tend to place inhabitants of manufactured homes in an unfavorable position to obtain services necessary for a safe and healthful living environment. It is the purpose of this Section to provide protection for the public against unwise and hazardous existing manufactured home parks and provide a reasonably safe and sound environment for manufactured home park inhabitants and to:
 - (a) Promote public health, safety, welfare and orderly residential development;
 - (b) Ensure that every individual manufactured home lot (stand) has safe and efficient vehicular access for residents of the home, emergency vehicles, utility and service vehicles and others needing access to the park;
 - (c) Provide adequate buffering and screening to ensure privacy and protection for both the residents in the park and adjacent property owners;
 - (d) Provide sufficient open space for outdoor uses essential to the manufactured home;
 - (e) Ensure the furnishing of adequate water supply and sewage disposal systems;
 - (f) Provide an acceptable environment for small communities of manufactured homes; and
 - (g) Provide a process by which existing manufactured home parks will be improved to meet the minimum level of safety, sanitation, comfort and privacy.

- .4 All persons operating a manufactured home park that existed at the time of adoption of this ordinance, must submit an improvement proposal for the park (as provided herein) to be reviewed by the Planning Board and approved by the Town Council. Upon approval of the improvement proposal by the Town Council, alterations to the park as required may begin. The proposal shall indicate the manner in which the requirements listed herein will be met.
- (a) Phased Schedule for Improvements. The improvement proposal shall conform to the improvement requirements listed herein within the following phased time schedule.
 - (1) Within **six (6) months** of notification, the property owner shall submit and have approved an improvement proposal, including schematic plans, for upgrading the park.
 - (2) Within **one (1) year** of adoption of this Ordinance, all roads shall be stabilized with packed gravel if not already paved.
 - (3) Within **three (3) years** of adoption of this Ordinance, all other requirements listed herein shall be complied with, including the paving of roads.
 - (b) Contents of the Improvement Proposal. Application to improve and upgrade a manufactured home park shall be made to the Planning Director. The application shall consist of schematic plans and documentation that include at least the following:
 - (1) Name of the manufactured home park, name and address of owner and operator.
 - (2) A manufactured home park design drawn onto a plat at a scale that can be reasonably interpreted by the Town.
 - (3) Date, north arrow, and scale.
 - (4) Boundaries of the manufactured home park property to include intersections and adjacent property with the boundaries of the manufactured home park property.
 - (5) The location of the following utilities: sanitary sewers, storm sewers, water distribution lines, natural gas, telephone and electric service, illustrating connections to existing systems. Plans for the continued water supply and/or sewage disposal must be accompanied by letters of approval by appropriate Town, County and State authorities.

- (6) Existing streets in the park, right-of-way and proposed pavement widths. If any street is proposed to intersect with a state maintained road, the plat shall be accompanied by an application for driveway approval if required by the North Carolina Department of Transportation.
 - (7) Outline of all existing home spaces and buildings within the manufactured home park property with lot numbers indicated.
 - (8) Location of parking bays, walkways, service and accessory buildings, utility easements, utility poles, and buffer and screening areas.
 - (9) Method of sewage disposal in accordance with existing Town, County and State regulations.
 - (10) Method of water supply in accordance with existing Town, County and State regulations.
 - (11) Plan of electric lighting.
 - (12) Development standards.
- (c) Required Improvements. The following improvements to the manufactured home parks shall be completed within three (3) years of the date of adoption of this Ordinance.
- (1) All manufactured homes that are placed in manufactured home parks shall have the entire perimeter of each home enclosed from the ground to the bottom of the structure with material manufactured for this purpose in accordance with standards set by the State of North Carolina Regulations for Manufactured/Mobile Homes. Examples of commonly recognized building materials suitable for use as underpinning shall include, but not be limited to, the following list: brick masonry, concrete block masonry covered with stucco; natural or synthetic stone masonry; or vinyl. Assemblies, products and materials manufactured expressly for the purpose of underpinning shall be installed in accordance with the manufacturer's specifications.
 - (2) A densely planted buffer strip consisting of evergreen trees, at least 3 feet in height at planting, shall be planted along the rear and side property lines of the manufactured home park. No such buffer shall extend into a street right-of-way. The park owner and operator shall be responsible for replacing dead or destroyed trees.

- (3) Each home space of the manufactured home park shall be at least 8,000 square feet. Areas used for interior streets shall not be used in calculating the required minimum area for each home.
- (4) All manufactured homes manufactured prior to July 15, 1976 shall be removed from the manufactured home park.
- (5) A minimum distance of 20 feet shall be provided between each manufactured home.
- (6) Manufactured homes shall have at the front entrance either a deck or porch with steps. All other entrances shall have permanent steps. The minimum area for decks and porches shall be 100 square feet. Decks, porches and steps must be built in compliance with the North Carolina Building Code.
- (7) All interior streets shall be paved according to North Carolina Department of Transportation specifications for a public street.
- (8) A paved turning circle shall be provided at the end of each dead end street. The diameter of the paved area shall be at least 80 feet.
- (9) Two paved parking spaces shall be provided for each manufactured home. Each parking space shall have a length of 18 feet and a width of 9 feet.
- (10) An identification sign stating the name and address of the manufactured home park shall be erected at the main entrance. Such sign shall not exceed 16 square feet in surface area.
- (11) The owner or operator shall display house or lot numbers for each home in the park. The house or lot number may be attached to the home or posted at the front of the home.

Sections 9-3086 to 9-3090 reserved.