

ARTICLE 12: MOBILE HOME PROVISIONS**12.1 Residential Mobile Home District**

No residential mobile home shall be permitted in the Town or its extraterritorial jurisdiction unless it is located in the Urban Manufactured Home district (UMH) or the Rural Manufactured Home district (ReMH) unless otherwise specifically permitted in this UDO

12.2 Mobile Homes on Individual Lots**A. Standards for Homes located in the Urban Mobile Home District:**

1. Maximum density shall not exceed six (6) units per acre. Lot specifications shall be as follows:
 - A. Minimum lot size: 7,260 square feet
 - B. Minimum lot width: 50 feet
 - C. Minimum lot depth: 80 feet
 - D. Minimum front setback: 25 feet frontage on paved street
 - E. Minimum side setback: 10 feet
 - F. Minimum rear setback: 15 feet

1. The home shall not have a width less than twenty-four (24) feet.
2. The pitch of the roof of the home has a minimum vertical rise of three (3) feet for every twelve (12) feet of horizontal run and the roof is finished with a type of shingle that is commonly used in standard residential construction;
3. All roof structures shall provide an eave projection of no less than six (6) inches, not including a gutter;
4. The exterior siding consists predominately of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood, or hardiplank, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
5. Permanent steps shall be constructed at all exterior doors as necessary and a permanent porch or patio measuring at least three (3) feet in width and five (5) feet in length shall be constructed at the front or main entrance to the mobile home.
6. Must be set up in accordance with the standards set forth by the North Carolina Department of Insurance and a continuous, permanent masonry foundation or masonry curtain wall, unpierced except for required ventilation and access, installed under the perimeter of the mobile home;
7. All homes shall be tied down in accordance with the regulation set forth by the North Carolina Department of Insurance;
8. 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;

9. The moving hitch, wheels, axles, and transporting lights must be removed. If they cannot be removed, they must be screened from view by evergreen plantings as approved by the Planning Director or designee;
10. All requirements for the location of a single family dwelling on an individual lot shall be met;
11. At least two (2) off-street parking spaces shall be provided.

B. Standards for Homes located in the Rural Mobile Home District:

1. Maximum density shall not exceed four (4) units per acre. Lot specifications shall be as follows:
 - A. Minimum lot size: 10,000 square feet
 - B. Minimum lot width: 50 feet
 - C. Minimum lot depth: 80 feet
 - D. Minimum front setback: 25 feet
 - E. Minimum side setback: 10 feet
 - F. Minimum rear setback: 15 feet
1. Maximum Mobile Home dimensions shall be determined by the capacity of the well and septic systems located on site.
2. The pitch of the roof of the home has a minimum vertical rise of three (3) feet for every twelve (12) feet of horizontal run and the roof is finished with a type of shingle that is commonly used in standard residential construction;
3. All roof structures, for homes with a width greater than 24 feet, shall provide an eave projection of no less than six (6) inches, not including a gutter;
4. The exterior siding consists predominately of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood, or hardiplank, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
5. Permanent steps shall be constructed at all exterior doors as necessary and a permanent porch or patio measuring at least three (3) feet in width and five (5) feet in length shall be constructed at the front or main entrance to the mobile home.
6. Must be set up in accordance with the standards set forth by the North Carolina Department of Insurance and include a continuous, permanent masonry foundation, a masonry curtain wall, or interlocking vinyl skirting, all unpierced except for required ventilation and access, properly installed under the perimeter of the mobile home;
7. All homes shall be tied down in accordance with the regulation set forth by the North Carolina Department of Insurance;
8. 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;
9. The moving hitch, wheels, axles, and transporting lights must be removed. If they cannot be removed, they must be screened from view by evergreen plantings as approved by the Planning Director or designee;

10. All requirements for the location of a single family dwelling on an individual lot shall be met;
11. At least two (2) off-street parking spaces shall be provided.

12.3 Mobile Home Parks

A. Site Suitability

1. All mobile home parks shall contain at least ten (10) acres of land and no less than ten (10) mobile home spaces shall be completed and available for occupancy before issuance of an operating (business) permit.
2. The park site shall be suitable for residential use. It shall not be subject to hazards such as insect and rodent infestation, objectionable smoke, noxious odors, and unusual noise.
3. Every mobile home park shall be located on ground that is above any likely flooding from any natural water source, and shall be graded so as to prevent the accumulation or ponding of water on the premises, shall have all drainage of the park confined or piped in such a way that it will not endanger any water supply.
4. The mobile home park site shall provide a minimum perimeter setback of fifty (50) feet, including a twenty-five (25) foot deep opaque buffer, of a minimum height of eight (8) feet.

B. Requirements for Development

1. Master Land Use Plan. All applications for approval of a mobile home park shall be accompanied by a master land use plan that will include, but not be limited to:
 - (a) Number of mobile home lots and their location.
 - (b) A plan showing the proposed street network, including an analysis of anticipated traffic volumes on the proposed and existing streets.
 - (c) Planned parks, playgrounds and open space to be developed or preserved as specified in paragraph 12.2.6, below.
 - (d) Plans for storm water management, and water and wastewater systems. If private wells and septic tanks are to be installed, written approval from the Wake County Department of Health shall be required.
 - (e) The location of existing vegetation and natural areas, to include a statement as to how these areas will be protected to the greatest extent possible, with minimal clearance of existing vegetation.
 - (f) The delineation of areas to be constructed in phases or sections, and their sequential order of construction.
2. Detailed Site Plan and Construction Drawings
 - (a) Detailed engineering and construction plans of all on-site and off-site improvements, which may be submitted in phases, shall be submitted following approval of the master land use plan, in accordance with the Town's land development ordinances.

- (b) Detailed plans for erosion and sedimentation control that are to be employed during all phases of construction.

C. Streets, Driveways and Walkways

1. Access to the mobile home park shall be directly from a publicly maintained road. Two-way streets within the park shall be paved a minimum of twenty (20) feet wide. One-way streets shall be paved a minimum of twelve (12) feet wide. Where on-street parking is practicable, street paving must be widened to accommodate such parking.
2. Closed ends of streets exceeding 250 feet in length shall be provided with a cul-de-sac paved to a minimum of sixty (60) feet diameter.
3. No mobile home shall have its means of access and egress directly from a public street.
4. Two off-street parking spaces per mobile home will be provided. Off-street parking spaces, or driveways, shall be paved or covered with dust-free gravel, and kept free of grasses and other vegetation.
5. Paved walkways a minimum of five (5) feet wide and paralleling the mobile home streets shall be provided. Lighting shall be provided for each driveway in such a manner as to prevent lighting spillover into other lots.
6. The mobile home park owner shall be responsible for the maintenance of street and sidewalk paving, and individual lot parking areas.
7. Street safety and mobile home park security lighting is to be provided, and in such a manner as to prevent the spillover of lighting onto properties adjoining and across the street from the mobile home park.

D. Mobile Home Standards

1. The home shall not have a width less than twenty-four (24) feet.
2. The pitch of the roof of the home has a minimum vertical rise of three (3) feet for every twelve (12) feet of horizontal run and the roof is finished with a type of shingle that is commonly used in standard residential construction;
3. All roof structures shall provide an eave projection of no less than six (6) inches, not including a gutter;
4. The exterior siding consists predominately of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood, or hardiplank, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
5. Permanent steps shall be constructed at all exterior doors as necessary and a permanent porch or patio measuring at least three (3) feet in width and five (5) feet in length shall be constructed at the front or main entrance to the mobile home.
6. Must be set up in accordance with the standards set forth by the North Carolina Department of Insurance and a continuous, permanent masonry foundation or masonry curtain wall, unpierced except for required ventilation and access, installed under the perimeter of the mobile home;

7. All homes shall be tied down in accordance with the regulation set forth by the North Carolina Department of Insurance;
8. 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;
9. The moving hitch, wheels, axles, and transporting lights have been removed or screened from view by evergreen plantings as approved by the Planning Director or designee;
10. All requirements for the location of a single family dwelling on an individual lot shall be met;
11. At least two (2) off-street parking spaces shall be provided.

E. Density and Lot Specifications.

Maximum density is six (6) units per acre

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| A. | Minimum lot size: | 7,260 square feet |
| B. | Minimum lot width: | 50 feet |
| C. | Minimum lot depth: | 80 feet |
| D. | Minimum front setback: | 25 feet frontage on paved street |
| E. | Minimum side setback: | 10 feet |
| F. | Minimum rear setback: | 15 feet |

F. Parks and Open Space

A minimum of ten (10) per cent of usable space within the mobile home park will be reserved for recreational use. A minimum of one-half of this space is to be developed for active recreational use.

Amendments

10/04/04 to entire document; entire document altered under TA08-05 on 10/06/08; 9/22/09 to entire ordinance under TA09-07; 3/16/10 to 12.2(B)(3) under TA10-01; 7/1/13 to 12.2(B)(6) under TA13-04; 3/18/14 to §12.2(B)(1) under TA13-08.