Sec. 12-156. - Manufactured homes and mobile homes.

All manufactured homes permitted within the planning jurisdiction of the county, shall meet the following standards:

1. Exterior siding must be comparable in composition, appearance, and durability to exterior siding commonly used in standard construction, such as wood, vinyl, and metal.

2. Underpinning must be continuous and un-pierced except for ventilation as required by the North Carolina Manufactured Home Code.

3. If the tongue is detachable, it must be removed after being set-up on the lot and before occupancy. If the tongue cannot be removed it must be hidden by using underpinning or landscaping. Exception: mobile homes and manufactured homes located within a manufactured home park.

Mobile homes are not permitted within the planning jurisdiction of the county. Existing non-conforming mobile homes may be moved to a new location within the planning jurisdiction provided they meet the standards of subsections (2) and (3).

(Amd. of 6-6-06(3))

Sec. 12-157. - Manufactured home parks.

Standards for the development of manufactured home parks shall apply to all areas of the county subject to the requirements of this chapter. The purposes of these regulations are to guide and regulate the development of new parks and additions to existing parks in order to preserve the public health, safety and welfare by providing for an adequate street system, avoid overcrowding of land, secure safety from fire, provide adequate water and sewer systems, protect from erosion and flood damage, and to facilitate an orderly system for the design, layout and use of land.

(a) Prior to construction of a manufactured home park, a plan shall be submitted to the administrator in accordance with procedures applicable to subdivisions as detailed in article IV. As of January 1 of each year, the operator of a park renting lots for three (3) or more manufactured homes shall furnish to the county tax assessor the name of the home owner and a description of each manufactured home located in the park.

(b) Density:

1. Two (2) units per acre if served by well and septic tanks.

2. Three (3) units per acre if served by public water.

3. Five (5) units per acre if served by public water and public sewer.
These densities are considered to be maximum area requirements and may be decreased due to the watershed density restrictions or requirements for placement of well and septic systems as determined by the county health department or other governmental authority.

(c) Setbacks from each unit:
   (1) Twenty (20) feet from internal street.
   (2) Thirty (30) feet from public street.
   (3) Forty (40) feet from arterial highway.
   (4) Fifteen (15) feet from property line.
   (5) Twenty (20) feet between dwelling units.

(d) Utilities: Each space shall have hook-up facilities for water, sewer, electricity and telephone services. All occupied manufactured home units shall have and use approved sanitary facilities within the manufactured home unit.

(e) Tie down/anchoring: Manufactured homes shall be securely anchored to the ground by means of a tie-down system. When the manufactured home is factory equipped with a tie-down system designed by a registered architect or engineer, the owner is to use the manufacturer's set of instructions as the standard of proper tie-down procedures. If no such set of instructions is available or if the system has not been designed by a licensed architect or engineer, the Building Inspector is to enforce standards listed in the "State of North Carolina Regulations for Mobile Homes" booklet published by the North Carolina Department of Insurance. In no instance shall any part of a manufactured home be elevated greater than five (5) feet above ground.

(f) Access: At least one entrance to the park from a state-maintained public road shall be required for every fifty (50) spaces. Access to each space shall be made from an internal street. Internal private streets shall be a minimum of eighteen (18) feet in width, with a minimum of six (6) inches of aggregate base course on a well compacted sub-base in accordance with the North Carolina Department of Transportation, Subdivision Roads Minimum Construction Standards, and shall from time to time be amended. All internal streets shall be provided and maintained by the park owner. Direct access of an individual space onto a public road is permissible if spaced a minimum of seventy-five (75) feet apart.

(g) Parking: Two (2) off-street parking spaces of not less than four (4) inches of stone on a well compacted sub-base shall be provided and maintained for each space by the park owner.

(h) Signage, street names and addresses: The names of manufactured home parks and streets within shall not duplicate or be phonetically similar to the names of existing
parks and streets in the county. Addresses shall conform to the street name and house numbering chapter of Cleveland County. At least one (1) identification sign shall be posted at the entrance to the park from a public road, located outside the road right-of-way, and limited to a maximum of twelve (12) square feet in sign area.

**Cross reference**— Submittal of maps of manufactured homes parks, § 9-37.

(i) **Underpinning:** All manufactured homes in the park shall have continuous underpinning of wood, masonry, or other exterior grade non-combustible building materials, unpierced except for required ventilation. Each home owner shall install required underpinning within ninety (90) days of the issuance of a certificate of occupancy permit by the building inspector.

(Ord. of 1-4-94, § 10.1; Amd. of 8-20-96; Amd. of 3-18-97; Amd. of 4-6-04; Amd. of 6-6-06(3))