

ARTICLE 15

MANUFACTURED HOME PARKS

SECTION 15.1 GENERAL INFORMATION

15.1.1 Definition of a Manufactured Home Park

The placing, erection or installation of three or more manufactured homes on one parcel, plot or lot of land for the purpose of rental of a manufactured home or the rental of a portion of the parcel, plot or lot for a manufactured home shall constitute a manufactured home park for purposes of this Ordinance.

15.1.2 Existing or New Manufactured Home Parks

- 15.1.201 Existing manufactured home parks that do not meet the standards set forth in this Ordinance shall be considered non-conforming. Such parks shall not expand in any way, beyond the existing park at the time of adoption of this Ordinance, except that any additional new or expanding development must meet the requirements of this Ordinance.
- 15.1.202 The replacement and location of units on an existing manufactured home space or lot shall be permitted provided the total number of lots does not exceed the number of existing lots at the time of adoption of this Ordinance. Removal and replacement of units on such lots or spaces shall not be considered expansion of the manufactured home park.
- 15.1.203 All new manufactured home parks and all expansions to existing manufactured home parks must meet all standards set forth in this Article.

SECTION 15.2 APPLICATION AND PERMITTING REQUIREMENTS

15.2.1 Application Requirements

- 15.2.101 Prior to the construction of a new manufactured home park or the expansion of an existing manufactured home park, the developer shall make application to the Moore County Planning Board for a conditional use permit in accordance with §3.9 of this Ordinance to construct or expand such a park.
- 15.2.102 The application shall be accompanied by three (3) copies of the proposed park plan.

15.2.2 Site Plan Requirements

The park plan shall be drawn to a scale of fifty (50) feet to one (1) inch or larger and shall include the following:

- 15.2.201 The name of the park, the names and addresses of the owner or owners, and the designer or Registered Surveyor or Professional Engineer, if the park plans are drawn other than by the owner.
- 15.2.202 Date, scale and approximate north arrow.
- 15.2.203 Boundaries of the tract shown with bearings and distances.
- 15.2.204 Proposed streets, proposed street names, traffic circulation, driveways, recreation areas, parking spaces, service buildings, water courses, easements, manufactured home lots, lot numbers, all structures to be located on the park site, and total acreage of the park.
- 15.2.205 Vicinity map showing the location of the park and the surrounding land usage.
- 15.2.206 Names of adjoining property owners.
- 15.2.207 The existing and proposed utility system for surface water drainage, streetlights, water supply, and solid waste and sewage disposal facilities.
- 15.2.208 Certification of approval of water system plan by the North Carolina Department of Environment and Natural Resources, Division of Environmental Health, Public Water Supply Section for systems proposed to serve fifteen (15) or more connections. For the systems proposed to serve less than fifteen (15) connections, the owner shall provide documentation that the system is adequate, potable and complies with applicable laws, rules and regulations.
- 15.2.209 The property owner shall provide verification that all necessary permits for the installation, operation and maintenance of wastewater collection, treatment, and disposal systems have been obtained for the proposed use of the property.
- 15.2.110 Certification of approval of solid waste storage, collection, and disposal plans by the Moore County Health Department.
- 15.2.211 Land contours with vertical intervals of not less than ten (10) feet for all manufactured home parks with fifteen (15) manufactured home spaces or more.
- 15.2.212 A letter or other certification of approval must be submitted from the North Carolina Department of Transportation, as to the safety and design of the access or entrance on to a state maintained street or road from the manufactured home park.

SECTION 15.3 DEVELOPMENT STANDARDS

15.3.1 Dimensional Requirements

Minimum manufactured home park area	2 acres
Minimum park width	100 feet
Minimum park depth	200 feet
Maximum density	4 units per acre
Minimum size of manufactured home space	7,500 square feet
Minimum manufactured home space width	50 feet
Minimum manufactured home space depth	100 feet
See Article 6 (Zoning Districts) for setbacks and accessory structure requirements for each zoning district.	

15.3.2 Minimum Lot Size

- 15.3.201 A manufactured home park must be a minimum of two (2) acres of contiguous land in total park size and shall contain at least two (2) manufactured home lots/spaces at first occupancy.
- 15.3.202 A manufactured home park developed in phases shall be required to develop a minimum of three (3) lots in the first phase and a minimum of four (4) lots in all additional phases except where the remaining lots to be developed are less than four (4).

15.3.3 Utilities

- 15.3.301 The manufactured home park and all occupied units located in it must be connected to a municipal water/sewerage system or other systems approved by the Moore County Health Department or any State of North Carolina Department, Division, or office having jurisdiction.
- 15.3.302 All utility installations shall comply with applicable building and health codes of Moore County and the State of North Carolina, and the requirements of the North Carolina Utilities Commission.
- 15.3.303 For manufactured home parks with more than twenty (20) units, public water or wastewater MUST be provided.
- 15.3.304 An adequate, safe and potable water supply shall be provided for the manufactured home park. The source of the water supply shall either be through a municipal or public water system with the manufactured home park connecting to the water system, or when such system is not available, the manufactured home

park must be serviced by a water supply which meets applicable laws, rules, and regulations.

- 15.3.305 An adequate and safe sewage disposal system shall be provided in the manufactured home park. Collection systems, sewage treatment facilities or individual septic tank systems shall be approved by the North Carolina Division of Environmental Management or the Moore County Health Department as required by law.
- 15.3.306 Street lighting shall be provided throughout the manufactured home park based on a recommended plan, approved or suggested by the local electric power company.
- 15.3.307 All utility systems shall be located underground, and easements necessary for water, sewer, gas, electrical, cable TV, stormwater, if required, and other utilities systems shall be shown on the manufactured home park plans.

15.3.4 Access

- 15.3.401 All new manufactured home parks are required to have access to a North Carolina Department of Transportation maintained road, highway, or street, or if the entrance does not directly abut a NC maintained road, highway, or street, construction shall be in accordance with the accepted policies and standards of the North Carolina Department of Transportation, Division of Highways, Subdivision Roads Minimum Construction Standards at the time of submission of an application for a manufactured home park.
- 15.3.402 Internal roadways, with a width of at least twenty (20) feet, must be provided for access to individual units and other facilities located within the park and must be graded and maintained at all times in a condition such that normal roadway travel can occur and emergency vehicles can have unrestricted and ready access to any and all units and structures.
- 15.3.403 Each space shall have access to an internal roadway which must have a width of at least twenty (20) feet.
- 15.3.404 A park having four (4) or less spaces may have unpaved roads or streets.
- 15.3.405 A park having five (5) or more spaces shall have paved roads or streets, with a pavement width of not less than twelve (12) feet.
- 15.3.406 Roadways must be graded and maintained at all times in a condition such that normal roadway travel can occur and emergency vehicles can have unrestricted and ready access to any and all units and structures.
- 15.3.407 North Carolina Department of Transportation (NCDOT) standards for pavement design (materials and thickness) shall be met (NCDOT subdivision street standards for materials and thickness).

- 15.3.408 Unpaved roads or streets shall be graveled to a width of twelve (12) feet and a depth of four (4) inches.
- 15.3.409 No space shall have direct access to a public street or road.

15.3.5 Buffers

- 15.3.501 A densely planted buffer strip not less than ten (10) feet in width, of continuous evergreen composition or other approved plants, trees or shrubs native to the area, which must be not less than six (6) feet in height within two (2) years, shall be provided on all abutting property lines.
- 15.3.502 The planted buffer must be maintained in a natural living condition at all times.

15.3.6 Parking

- 15.3.601 A minimum of two (2) parking spaces is required for each space or lot, each of which shall be not less than nine (9) feet in width and eighteen (18) feet in length.
- 15.3.602 At least one (1) of the two (2) required parking spaces shall be located on or adjacent to each manufactured home space.

15.3.7 Manufactured Home Space Requirements

Manufactured home units shall be located only in spaces that meet the following requirements:

- 15.3.701 Each space shall be designed so that at least twenty (20) feet clearance will be maintained between units and between manufactured home(s) and other structures within the park.
- 15.3.702 Manufactured home units shall be located so that not less than a fifteen (15) foot setback is maintained from the centerline of the private interior roadway.
- 15.3.703 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.
- 15.3.704 Storage of flammable or combustible possessions, materials or equipment in the area beneath a manufactured home is prohibited.
- 15.3.705 Each manufactured home park shall provide a clustered or other acceptable mail delivery system that is in compliance with the appropriate postal service guidelines. Consultation must be made with the appropriate agency for provisions of this system. Access to the mail delivery facility must be designed to allow cars to stop at the mail delivery facility without conflicts from passing vehicles.

15.3.8 Other Permitted Uses

- 15.3.801 Service buildings, recreation buildings, and other areas or structures providing laundry, sanitation, and managerial facilities are permitted subject to approval of

the Moore County Planning Department and any other Moore County Departments or State of North Carolina Departments, Divisions or offices having jurisdiction.

- 15.3.802 No such facility shall have direct access to a public street, but shall be served by the privately maintained roadway, within the manufactured home park.
- 15.3.803 Each manufactured home lot may be equipped with a storage building, provided that all such buildings are located to the rear of any manufactured home.

15.3.9 Installation of Individual Manufactured Homes

- 15.3.901 Each manufactured home shall be set up and installed in accordance with standards specified in the State of North Carolina Regulations for Manufactured Home and Modular Housing.
- 15.3.902 The owner/operator of a manufactured home park shall designate a uniform type of solid foundation enclosure or skirting fully enclosing the crawl space beneath each manufactured home in the manufactured home park. Foundation enclosures or skirting must be installed in accordance with applicable standards of the North Carolina State Building Code and must be installed within ninety (90) days of placement of the home.

15.3.10 Erosion and Stormwater Control Requirements

- 15.3.1001 In order to control erosion, all disturbed land areas shall be protected by a vegetative ground cover as defined in the State of North Carolina Erosion and Sedimentation Control Regulations.
- 15.3.1002 The manufactured home park must be designed and graded in such a manner as to provide for the adequate runoff of stormwater.
- 15.3.1003 Storm drains must be provided with sufficient inlets located at points of surface water accumulation to adequately intersect surface flow.
- 15.3.1004 All other requirements of the State of North Carolina Soil and Erosion and Sedimentation Control Regulations shall also be applicable.
- 15.3.1005 Protected water supply watershed standards may also be applicable.

SECTION 15.4 PARK OPERATORS DUTIES AND RESPONSIBILITIES

15.4.1 Maintenance

- 15.4.101 The manufactured home park owner/operator(s) is required to provide adequate supervision to maintain the park in compliance with the requirements of this Ordinance.

- 15.4.102 Further, the manufactured home park owner/operators shall keep all park owned facilities, improvements, equipment and all common areas in good repair and maintained at all times.
- 15.4.103 The accumulation or storage of materials that would constitute a fire hazard or would cause insect or rodent breeding and harborage is prohibited.
- 15.4.104 The grounds of a manufactured home park shall be maintained free of litter, debris and trash, including but not limited to abandoned appliances, automobiles, building materials or similar materials.
- 15.4.105 Grounds, buildings and storage areas within the manufactured home park shall be maintained at all times such as to produce a safe and healthy environment.
- 15.4.106 All garbage and refuse for individual manufactured homes in each park shall be stored in suitable waterproof and rodent proof trash receptacles which shall be kept covered with tightly fitting lids. A central collection system must be provided within the park either through a private collection system for individual manufactured homes or through the use of bulk containers (dumpsters), which shall be emptied at least weekly.
- 15.4.107 Each manufactured home park owner/operator shall submit to the Moore County Planning Department tenancy rules and regulations governing the operation of the manufactured home park.

15.4.2 Placement Supervision

Owner/Operators of manufactured home parks shall be required to supervise the placement of all manufactured homes on the site/space.

15.4.3 Assist County Tax Assessor

Operators shall be required to comply with G.S. 105-316 (a)(1), which requires that, as of January 1 of each year, each operator of a park, renting lots for three (3) or more manufactured homes, furnish to the County Tax Assessor the name of the owner of, and description of, each manufactured home located in the park.

SECTION 15.5 ISSUANCE OF COMPLIANCE PROCEDURES

15.5.1 Temporary Manufactured Home Compliance Certificate

- 15.5.101 After the Planning Board gives approval for the proposed manufactured home park plan or a phase of the plan, if it is to be developed in phases, the administrative official is authorized to issue a Temporary Manufactured Home Park Compliance Certificate.
- 15.5.102 The intent of this Temporary Manufactured Home Park Compliance Certificate is to enable the construction of the park, or a phase, according to the proposed plan,

but shall not be construed to entitle the applicant to offer spaces for rent or lease, or to operate a manufactured home park.

- 15.5.103 If construction of the manufactured home park or a phase has not begun within three hundred and sixty five (365) calendar days from the issued date of the Temporary Manufactured Home Park Compliance Certificate, the Temporary Manufactured Home Park Compliance Certificate shall be null and void and a new application must be submitted if the owner/developer desires to develop the manufactured home park.
- 15.5.104 However, the Planning Board may grant an extension of the Temporary Manufactured Home Park Compliance Certificate for a period not to exceed one hundred eighty (180) calendar days, when the applicant shows reasonable cause for the delay.

15.5.2 Manufactured Home Compliance Certificate

- 15.5.201 When the owner/developer has completed the construction of the manufactured home park or a phase, he shall apply to the administrative official for a Manufactured Home Park Compliance Certificate.
- 15.5.202 The administrative official and an official of the Moore County Health Department shall make an on-site inspection of the park.
- 15.5.203 If the park or a phase conforms to the approved plan, the administrative official shall issue the owner/developer the Manufactured Home Park Compliance Certificate for the park or the phase for which any application was filed.
- 15.5.204 If the park or a phase does not conform with the approved plan, the administrative official shall delay issuance of the Manufactured Home Park Compliance Certificate until the park or phase for which an application was filed comes into conformity.
- 15.5.205 The Manufactured Home Park Compliance Certificate issued to the applicant shall constitute the authority to operate the manufactured home park.

15.5.3 Phasing

When a manufactured home park is to be developed in phases, the proposed plan must be submitted for the entire development, and application for a Manufactured Home Park Compliance Certificate may be made for each phase completed and spaces may then be rented upon issuance of the Manufactured Home Park Compliance Certificate for the phase completed.

15.5.4 Violation

- 15.5.401 Violation of any of the requirements or provisions of this Article constitutes grounds for refusing to issue or for revoking a Manufactured Home Park Compliance Certificate.

- 15.5.402 Persons who operate, create, develop or expand a manufactured home park without complying with this Ordinance shall be subject to the penalties outlined in **Article 5** (Enforcement and Penalties).

