

## **Manufactured Home Regulations Excerpt from Chapter 11 of the Zoning Ordinance**

### **MANUFACTURED HOUSING ZONING DISTRICT**

#### **Purpose.**

The R-MH district is established in order to provide for the proper location and planning of manufactured homes and mobile home parks and subdivisions.

#### **Uses permitted by right.**

The following uses shall be permitted by right in the R-MH district, provided that they meet with all requirements of this Part and all other requirements of these regulations:

- (1) Farms, including retail sale of produce grown on the premises.
- (2) Manufactured homes.
- (3) Mobile homes.
- (4) Service buildings to house laundry facilities, recreational facilities, meeting rooms for residents of the park or subdivision, and a caretaker's office.
- (5) Parks, greenways and arboretums.
- (6) Dwellings, detached; according to the development standards for detached dwellings in the R-5 district.  
*(Petition No. 2002-073, § 11.302 (6), 7/15/02)*

#### **Uses permitted under prescribed conditions.**

The following uses shall be permitted in the R-MH district if they meet the standards established in this Section and all other requirements of these regulations:

- (1) Adult care home, subject to the regulations of Section 12.502.
- (2) Child care centers in a residence, subject to the regulations of Section 12.502.  
*(Petition No. 2003-008, § 11.303 (2), 2-17-03)*
- (2.1) Family childcare homes, subject to the regulations of Section 12.502.  
*(Petition No. 2003-008, § 11.303 (2), 2-17-03)*

- (3) Public utility structure, subject to the regulations of Section 12.504.
- (4) Public utility transmission and distribution lines, subject to the regulations of Section 12.509.

**Development standards; density; common area requirements.**

*Note: The standards below were crafted to encourage good siting and design without unnecessarily limiting the use of manufactured housing. North Carolina has enacted laws to prohibit the exclusion of manufactures homes from communities.*

All manufactured homes and mobile homes in the R-MH District shall meet the following development standards:

- (1) A manufactured home or mobile home park or subdivision located within the R-MH district shall be at least 2 acres in area and the maximum size allowed for any rezoning to the R-MH district is 40 acres.
- (2) No structure shall be located within 30 feet of any property line defining the perimeter of the manufactured home or mobile home park or except as otherwise provided in subsection 12.106.
- (3) Each lot or space within the park shall be at least 5,000 square feet in area and at least 40 feet wide. No more than one home may be erected on one space. In a subdivision, the lot and yards shall be developed to the standards of the R-5 district.
- (4) Any structure shall be located at least 20 feet from any internal street and at least 10 feet from any adjacent lot or space within the park or subdivision except as otherwise provided in Section 12.106.
- (5) The overall density of homes within the park or subdivision shall not exceed 6 units per acre.
- (6) There must be at least 4 spaces available at first occupancy in a manufactured home or mobile home park.
- (7) All manufactured and mobile homes, buildings and service areas will be separated by a Class C buffer from any abutting property located in a residential district or abutting residential use.
- (8) At least 8 percent of the total area of a manufactured housing park shall be devoted to recreational use by the residents of the park. Such use may include space for community buildings, gardens, outdoor play areas, swimming pools, ball courts, racquet courts, etc.

- (9) No service building, office, or common recreational area shall be located adjacent to a public street or any property line defining the perimeter of the park or subdivision.

### **Streets and utilities.**

- (1) Each lot or space shall be equipped with electricity, drinking water, and wastewater disposal facilities.
- (2) A park shall be equipped with paved private streets built to the specifications of the Charlotte-Mecklenburg Land Development Standards Manual.
- (3) A subdivision shall be equipped with paved public streets built to the specification of the Charlotte-Mecklenburg Land Development Standards Manual.
- (4) Internal streets and circulation patterns shall be adequate to handle the traffic to be generated by the development.

### **Foundations, patios and walkways.**

- (1) Each home shall be placed on a permanent stand in accordance with standards set by the North Carolina Department of Insurance.
- (2) Each home shall have an area on site for provision of a permanent patio or deck adjacent or attached to the permanent stand of at least 180 square feet.
- (3) A walkway shall be constructed for each lot or space to connect parking spaces to the manufactured home entrance.
- (4) Attached structures such as an awning, cabana, storage building, carport, windbreak, or porch, which has a floor area larger than 25 square feet and is roofed, shall be considered part of the stand for purposes of all setback and yard requirements.
- (5) The area beneath a home must be fully enclosed with durable skirting within 60 days of placement in the park or subdivision. As a minimum, such skirting must be a product designed and sold for use as skirting or as approved by the Zoning Administrator.

**Replacement of existing mobile homes and manufactured homes.**

An existing mobile home or manufactured home located in a nonconforming mobile home or manufactured housing park in operation at the time of adoption of these regulations may be replaced with another mobile home or manufactured home provided the number of mobile home or manufactured mobile units may not be increased beyond the number available before replacement and the replacing mobile home must not create nonconforming yards, separation distances, or increase existing nonconforming yards or separation distances.