

CHAPTER 9.

MOBILE HOMES AND MOBILE HOME PARKS.

For The Uniform Standards Code for Mobile Homes Act, see G.S., § 143-144 et seq.

- § 9-1. Approval required for establishment of mobile home parks; conditions for approval; mobile homes and trailers to be located only in approved mobile home parks.
- § 9-2. Application for mobile home park.
- § 9-3. Requirements for mobile home parks design.
- § 9-4. Improvements and other general requirements.
- § 9-5. Administrative and enforcement responsibilities of building inspector.
- § 9-6. Violations and penalties.

Sec. 9-1. Approval required for establishment of mobile home parks; conditions for approval; mobile homes and trailers to be located only in approved mobile home parks.

The board of aldermen may approve the establishment and construction of mobile home parks as a conditional use in the town. The approval of mobile home parks shall be conditioned upon: (1) Conformity with existing land use; (2) The ability and willingness of the applicant to meet each of the requirements set forth in this chapter; and (3) To subsequently maintain the proposed mobile home park as described in the requirements. Mobile homes or trailers other than in approved mobile home parks shall not hereafter be located or occupied in the town. (11-1-65, § A.)

Editor's note.--The word "hereafter", as used in this section, relates to Nov. 1, 1965.

Sec. 9-2. Application for mobile home park.

Application for a mobile home park shall be made to the board of aldermen in writing, which shall be accompanied by a scale drawing of the proposed mobile home park. The scale drawing shall depict at least the minimum design, improvements and other general requirements set forth in this chapter. (11-1-65, § B.)

Sec. 9-3. Requirements for mobile home parks design.

(a) Size of mobile home park. All mobile home parks shall be developed on a parcel of land not less than three acres in size and shall contain no more than ten mobile home lots per gross acre of land;

(b) Mobile home lots. Each mobile home lot shall contain a minimum of three thousand square feet in area. Each lot shall have a minimum width and frontage on a roadway not less than forty feet and a minimum depth or length of not less than seventy-five feet;

(c) Minimum size of mobile homes. No individual mobile home or travel trailer which has less than two hundred square feet of interior floor area or does not contain a built-in bathroom with a water closet, lavatory and shower or tub which are in working condition shall be placed in a mobile home park and used as a residence;

(d) Arrangement of mobile homes on lot. Each mobile home shall be located no closer than twenty-five feet measured from the right of way line of any interior roadway; ten feet to any boundary of another mobile home lot; twenty feet to any building; thirty-five feet to any adjacent property used for, or to be used for, a non-residential use; fifty feet to any adjacent property used for, or to be used for permanent residential use;

(e) Access to mobile home lots. No mobile home shall have direct access to a public street. All mobile home lots shall have access to an interior roadway with a right of way width of at least thirty feet and a pavement width of twenty-four feet. Roadways shall be retained as private streets on the property;

(f) Density of parking. Mobile homes and their structural additions shall not be parked closer than fifty feet from the right-of-way line of a major street or highway, or closer than thirty feet from the right-of-way line of a less intensively travelled street;

(g) Buffer strips along property lines. A densely planted buffer consisting of trees, shrubs and other planting at least fifteen feet in width shall be provided along the rear and/or side property lines of the mobile home park. In the event that natural growth exists as a buffer, the degree of planting may be reduced to ten feet by the board of aldermen, but not beyond the point that provides adequate screening both height- and width-wise;

(h) Recreation space. A minimum of two hundred square feet per mobile home site shall be provided for play lots and playground and located conveniently to all mobile homes;

(i) Sanitary facility connections, etc. Sanitary facility connections and other considerations meeting the requirements of the town shall be provided for each trailer in the park;

(j) Extra parking spaces. Each mobile home lot shall be provided with one parking space and an additional parking space shall be provided for each six mobile home lots. (11-1-65, § C.)

Sec. 9-4. Improvements and other general requirements.

(a) Surfacing under mobile homes. The area on which the mobile home rests shall be surfaced with at least two inches of asphalt concrete or other approved material;

(b) Interior roadways. All interior roadways shall have a right-of-way width of at least thirty feet and a pavement width of at least twenty-four feet. All interior roadways shall be graded in accordance with an approved grading plan, and shall have at least two moving lanes, each of which is at least twelve feet in width. Roadways shall be retained as private streets on the property. Parking bays shall not be part of a roadway;

(c) Lighting. All interior roadways within the park shall be lighted at night with electric lamps of no less than fifty watts each, spaced at intervals of no more than one hundred feet, or equivalent lighting as approved by the board of aldermen. The maintenance of such lighting shall be the responsibility of the park owner;

(d) Garbage receptacles. A garbage receptacle shall be provided for each lot and shall be located in an easily accessible place and be in keeping with the maximum size of such receptacle as established by the town.

(e) Minimum improvements and standards. A mobile home park shall have been developed with full improvements to at least the minimum standards herein described prior to a mobile home being located or occupied therein. (11-1-65, § D.)

Sec. 9-5. Administrative and enforcement responsibilities of building inspector.

The building inspector shall enforce all provisions relating to public health and sanitation and to the construction, extension, expansion, maintenance or creation of existing and proposed mobile home parks. (11-1-65, § E.)

Sec. 9-6. Violations and penalties.

Any person violating or failing to comply with any provision of this chapter shall be guilty of a misdemeanor and upon conviction be punished for each offense by a fine not exceeding fifty dollars or by imprisonment not to exceed thirty days. Each day such violation continues shall be deemed a separate offense. (11-1-65, § F.)

This Page is Blank