

TOWN OF SELMA, NC
MOBILE HOME REGULATIONS
(Last Amended: January, 2009)

No distinction is made between single family manufactured homes built using “modular” construction techniques (which meet the North Carolina Residential Building Code) and “site-built” single family homes, and are permitted likewise. Manufactured homes built to HUD standards, including “mobile homes”, which otherwise do not meet the North Carolina Residential Building Code as interpreted by the Town Building Inspector, shall be permitted in accordance with the provisions listed below. Detailed definitions pertaining to manufactured housing can be found in Sec. 17-31 and Sec. 17-67(e)(1) of the Selma Town Code.

Mobile homes are permitted in the **R20 zoning district**, subject to the following conditions:

Sec. 17-67(a)(1)c.:

1. No mobile home that has a manufactured date more than ten (10) years from the date of the application for moving can be moved into the Town of Selma's jurisdiction.
2. All mobile homes that are moved to a parcel or lot within the R20 District shall meet the following standards:
 - i. Each mobile home must have exterior siding that is either painted or stained wood such as board-and-batten, or board-on-board, masonite, simulated stucco, residential grade aluminum, or vinyl lap siding. All siding shall be in good condition, complete, not damaged or loose;
 - ii. Each mobile home shall either have a brick curtain wall, ABS colored plastic skirting with interlocking edges (keylocked) or PVC painted colored metal skirting installed around the perimeter of the home. Skirting shall be attractive and in good condition, not pierced, and shall be laid-up in an attractive, workmanlike manner;
 - iii. Each mobile home having a painted exterior shall have the exterior paint in good condition, not peeling or any rust showing through;
 - iv. Each mobile home shall have all windows and doors intact and in working condition;
 - v. Each mobile home shall have in place permanent steps meeting North Carolina Building Code;

- vi. All repairs made to the exterior of a mobile home shall be made to be consistent with the "original intent or integrity" of the mobile home when that mobile home was built. (For example, if repairs are made to the siding, materials close to, or consistent with, the original shall be used);
 - vii. All conditions listed in subsection (a)(1)b. of this section shall be complied with before a certificate of occupancy and compliance is issued for the mobile home; and
 - viii. All single-wide mobile homes and single-wide manufactured homes shall have a minimum lot size of one (1) acre.
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Mobile homes are permitted in the **MHP zoning district**, subject to the following conditions:

Sec. 17-67(e):

- (2) *Permitted uses.* The following uses are permitted after issuance of a special use permit for a mobile home park:
 - a. An individual mobile home that utilizes a public water and sewer system at a density of four (4) dwelling units per acre (based on the gross land area of the mobile home park); or
 - b. An individual mobile home that utilized a public water system and septic tank at a density of three (3) dwelling units per acre (based on the gross land area of the mobile home park).
- (3) *Minimum internal building setback.* Where no individual lot lines internal to the mobile home park exist, each mobile home shall be no closer than twenty (20) feet from another mobile home.
- (4) *Minimum building setback requirements.* The minimum building setback in a mobile home district shall be as follows:
 - a. From any arterial or collector street, sixty (60) feet.
 - b. From any local street not within the mobile home park, fifty (50) feet.
 - c. From any street within the mobile home park, twenty (20) feet.
 - d. From any interior lot line, ten (10) feet.
 - e. Accessory buildings may be constructed in the rear yard provided they are no larger than ten (10) feet by ten (10) feet and no closer than ten (10) feet from any adjoining lot line.
- (5) *Utility requirements.* All mobile home parks shall conform to the following utility requirements:

- a. An accessible adequate, safe supply of water shall be provided in each mobile home park. When a municipal or county water supply is not available, a community water supply shall be developed and its supply used exclusively in accordance with the standards of the state division of health services and the county environmental health department.
- b. Adequate and safe sewage disposal facilities shall be provided in all mobile home parks. Collection systems and sewage treatment plants complying with the requirements of the state natural resources and community development department shall be provided. Plans for sewage collection systems and treatment facilities shall be submitted to the state natural resources and community development department and the county environmental health department. Individual septic tank systems can be considered, if soil, topography, and groundwater conditions are favorable.
- c. All utilities shall be underground.

(6) *Streets and parking.* All mobile home parks shall conform to the following street and parking requirements:

- a. All streets in mobile home parks shall be paved.
- b. Maintenance of such streets shall be provided by the owner or operator of the park, who will be required to post a bond for the first year's maintenance, amount and terms to be determined by the planning director.
- c. Permanent dead-end streets or culs-de-sac shall not exceed one thousand (1,000) feet in length and shall be provided with a turnaround of at least one hundred (100) feet in diameter.
- d. Permanent dead-end streets or culs-de-sac shall not exceed one thousand (1,000) feet in length and shall be provided with a turnaround of at least one hundred (100) feet in diameter.
- e. New street names or mobile home park names shall not duplicate, or be similar to, existing street names or mobile home park names in the county. The mobile home park developer shall be required to provide and erect street name signs to state standards at all intersections within the mobile home park.
- f. Sidewalks, or a paved pedestrian walkway, shall be provided along all streets within the mobile home park.
- g. A minimum of two (2) automobile parking spaces surfaced with an all weather surface shall be provided adjacent to each mobile home space but shall not be located within any public right-of-way or within any street in the park.
- h. All spaces within a mobile home park shall be serially numbered for mailing address purposes. These numbers shall be displayed in the front of the mobile home on the driveway side with four-inch lettering.
- i. All streets in the mobile home park shall be adequately illuminated. The minimum streetlight shall be a 175-watt mercury vapor approximately seven thousand (7,000) lumen class, or its equivalent, spaced at intervals of not more than three hundred (300) feet and at each intersection.

(7) *Recreation areas.* All mobile home parks shall provide a play lot of three hundred (300) square feet suitable for active play and a ten thousand (10,000) square foot area for active or passive recreation, with a minimum area of ten thousand (10,000) square feet for every twenty-five (25) dwelling units.

(8) *Mobile home park use/appearance requirements.* All uses within a mobile home park shall conform to the following regulations:

- a. *Abandoned vehicle.* No junked or abandoned vehicles shall be allowed.
- b. *[Additions.]* No living compartment or structure other than a "Florida-type" room, or other prefabricated structure, specifically designed for mobile home use or extension, shall be added to any mobile home.
- c. *Administrative office.* Within a mobile home park, one (1) mobile home may be used as an administrative office.
- d. *Building proportion.* The main portion of the building, when viewed from the front lot line, shall have a building length not exceeding six (6) times the building width.
- e. *Chassis and tongue removal.* The wheels, towing tongue and undercarriage of the chassis shall be removed upon final placement of the unit.
- f. *Evacuation plan.* Each mobile home park in a community's floodprone area shall have an evacuation plan indicating alternate vehicular access and escape routes. All mobile homes to be placed in floodprone areas shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top ties at each of the four (4) corners of the mobile home with two (2) additional ties per side at intermediate locations.
- g. *Exterior appearance.* All mobile homes shall meet the following standards:
 1. Each mobile home must have exterior siding that is either painted, or stained wood such as board and batten, or board-on-board, masonite, simulated stucco, residential grade aluminum, or vinyl lap siding. All siding shall be in good condition, complete, not damaged, pierced or loose;
 2. Each mobile home shall either have a brick curtain wall or have ABS plastic color skirting with interlocking edges (keylocked) installed around the perimeter of the home before a certificate of occupancy is issued. Skirting shall be attractive and in good condition, not pierced, and shall be laid-up in an attractive, workmanlike manner;
 3. Each mobile home having a painted exterior, shall have the exterior paint in good condition, not peeling or any rust showing through;
 4. All windows and doors shall be intact and in working condition; and,
 5. Permanent steps, meeting the state building code shall be in place.

- h. *Mailboxes.* When more than five (5) rural mailboxes are used for mail delivery, the approval of the local post office department and the district highway engineer shall be required.
- i. *Project/development identification sign.* Mobile home park identification signs shall not exceed thirty-two (32) square feet in area and shall not exceed twelve (12) feet in height. Only indirect, non-flashing lighting shall be used for illumination.
- j. *Sidewalks.* Sidewalks shall be located on at least one (1) side of each street within the mobile home park.
- k. *Solid waste.* The mobile home park management shall be responsible for the proper storage, collection, and disposal of solid waste as specified by the county health department.
- l. *Resident requirements.* All mobile home park residents must be required to comply with an established set of requirements through contracts, restrictive covenants, or other valid means. Failure to enforce such restrictions subjects the property to a revocation of the mobile home park zoning.

(9) *Landscape requirements.*

- a. All mobile home parks shall be landscaped in accordance with section 17-180.
- b. A landscaped buffer strip shall be provided at all exterior property lines and shall consist of an approved wall, fence, or a planted strip at least eight (8) feet in width, composed of deciduous or evergreen trees or a mixture of each, spaced not more than twenty (20) feet apart and not less than one (1) row of dense shrubs, spaced not more than five (5) feet apart and five (5) feet in height; after one (1) growing season, which shall be planted and maintained in a healthy, growing condition by the property owner.

(10) *Conformance with mobile home park standards.*

- a. It shall be unlawful for any person to construct or engage in the construction of any mobile home park or make any addition or alteration to an existing mobile home park within the county unless a final plan of the mobile home park has been approved in accordance with this section. No new mobile home park or mobile home park addition shall be occupied until a certificate of occupancy has been issued by the town's inspections department.
- b. The owners, management, or occupants to whom a construction permit for a mobile home park is issued shall operate the park in compliance with this article and shall provide adequate supervision to maintain the park, its facilities, and equipment in good repair and in a clean and sanitary condition. The town inspections department may, after due notice, subject to the right of appeal, suspend or revoke the certificate of occupancy for failure to maintain the park in compliance with the

provisions of this article. The certificate of occupancy may be revoked for a specific section of a mobile home park that is in violation and occupancy allowed to continue in portions of the park that are in conformity with the certificate of occupancy.

- c. The town planning, inspections, and county health departments may conduct as many inspections of mobile home parks as are deemed necessary to ensure the compliance of applicable standards.

- (11) *Certificate of compliance and occupancy.* A certificate of occupancy must be authorized and issued by the inspections department prior to occupancy of a mobile home park. Construction must conform to the approved plan.

Note: A certificate of occupancy may be issued if all required work, other than the completion of the foundation skirting, is completed, provided that a certificate of completion is issued within ninety (90) days' of the issuance of the certificate of occupancy. If no certificate of completion is issued within ninety (90) days, the certificate of occupancy shall be void.

Mobile homes are permitted in **mobile home parks which DO NOT conform to ALL of the above regulations of the MHP zoning district**, subject to the following conditions:

Sec. 17-358:

Any nonconforming mobile home park existing prior to the effective date of this ordinance may continue to remain in operation at its current dwelling density, subject to those requirements of section 17-354. Furthermore, mobile homes located within these parks may be removed and replaced on an as-needed 1-for-1 basis, regardless of current density status, subject to the following conditions:

- (a) That a park evaluation be conducted by Town staff, and subsequently, a Memorandum of Understanding be signed by the park owner and Town Manager and submitted prior to being issued a permit to replace a mobile home, to include the following:
 - (1) A statement attesting that no outstanding code violations requiring remediation or enforcement, aside from recognized existing nonconforming features, exist within the park, and;
 - (2) At the discretion of the Town Manager, an agreement to install reasonable and proportionate improvements within the park which would substantially decrease the nonconforming nature of the park.

- (b) That the mobile home which is to be replaced has not been forcibly condemned, or has been the subject of condemnation proceedings initiated more than 30 days prior to applying for a permit to replace the mobile home. Such mobile homes are ineligible for replacement, and must be removed and disposed of as required by the condemnation notice;
- (c) The mobile home to be relocated to the park shall meet the requirements of Sec. 17-67(e)(8) – “Mobile home park use/appearance standards”
- (d) That the mobile home to be relocated to the park be no older than 10 years from the date the permit is issued.