

Chapter I
ARTICLE II

BAKERSVILLE CITY CODE

MANUFACTURED HOUSING.

Section 1. Definition:

(a) Manufactured home: A dwelling unit that (1) is composed of one (1) or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis; (2) exceeds thirty-four (34) feet in length and ten (10) feet in width; and (3) is not constructed in accordance with the standards set forth in the North Carolina State Building Code.

(b) Mobile home: Synonymous with manufactured home, defined above. The term "manufactured home" is considered to be more accurate terminology for the variety of factory built homes now being constructed which includes units intended for permanent sites as well as transient use.

(c) Modular home: A dwelling unit constructed in accordance with the standards set forth in the North Carolina State Building Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

Section 2. Appearance Criteria For Manufactured Homes.

(a) The manufactured home shall have a minimum width of ten (10) feet.

(b) The towing apparatus, wheels, axles, and transporting lights shall be removed or concealed.

(c) The longest axis of the manufactured home shall be oriented parallel or within a ten (10) degree deflection of being parallel to the lot frontage, unless other orientation is permitted by the Planning Board following a public hearing.

(d) The manufactured home shall be set up in accordance the standards established by the North Carolina Department of Insurance. The manufactured home must be underskirted, providing complete enclosure from the ground up to the perimeter to eliminate the exposure of the undercarriage of the unit. Skirting materials must be compatible with the exterior finish of the manufactured home.

(e) Should additions and/or improvements be made to manufactured homes, the following criteria regarding siding and roofing shall be followed:

The exterior siding shall consist of one or more of the following:

- (1) Vinyl or aluminum lap siding reflectivity not to exceed that of a flat white paint;
- (2) Cedar or other wood siding;
- (3) Wood grain, weather resistant press board siding;
- (4) Stucco siding;
- (5) Brick or stone;

which shall be comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.

Roofing applications shall:

- (6) provide a pitch with a minimum vertical rise of three and one half (3 1/2) feet for each twelve (12) feet of horizontal run;
- (7) be finished with a Class C or better roofing material that is commonly used in standard residential construction; and
- (8) provide an eave projection of no less than six (6) inches, which may include a gutter.

(f) Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the manufactured home shall be installed or constructed in compliance with the standards of the North Carolina State Building Code, attached firmly to the primary structure and anchored securely to the ground. Wood stairs shall only be used in conjunction with a porch or entrance platform with a minimum of sixteen (16) square feet. It is the intent of this subsection to prohibit the use of wood stairs only at any entrance to a manufactured home.

It is the intent of these criteria to insure that a manufactured home, when installed, shall have substantially the appearance of an on-site, conventionally built, residential dwelling.

Section 3. Municipal Notification and Permit Requirements.

Bakersville Town Clerk shall be notified within fifteen days after locating manufactured home on lot. Approval for water/sewer connections shall be sought from the Town Clerk. Thereafter, but before occupancy of the dwelling, a manufactured home permit shall be obtained from the Mitchell County Building Inspector.

Transporting Manufactured Home.

Damage to Town property occurring during the transportation of a manufactured home shall be the responsibility of the home owner and/or carrier. Town property shall include, but not be limited to: streets, sidewalks, street signs, traffic signs, utilities, and real property.

Section 4. Manufactured Homes On Individual Lots.

A manufactured home, as defined above, may be placed on any individual lot where such use is permitted. The responsibility for water and sewer line installation and maintenance is set forth in Bakersville Ordinance Chapter E.

Manufactured Home Park Requirements.

(a) In order to operate, alter, or maintain a manufactured home park in the Town of Bakersville, the applicant shall first present to the Planning Board an application for a permit to develop a manufactured home park. This permit shall include the following:

- (1) The developer shall submit to the planning board at least fifteen (15) days prior to a regularly scheduled meeting:
 - (a) Five (5) black or blue line prints of a proposed sketch development plan and specifications for a park.
 - (b) One (1) signed statement by the developer describing the proposed use of the land.
- (2) Such further information as may be required by the Planning Director or his designee, County Health Department, or Planning Board.

(b) Upon approval of the sketch development plan and specifications, etc. described above, the developer shall prepare final plans and specifications for the Planning Board conforming to the following requirements:

- (1) The areas of the manufactured home park site shall have no more than seven (7) manufactured homes per gross acre. If the park is less than one acre, then the ratio of seven (7) homes per acre shall be applied.
- (2) Each manufactured home space shall be designed so as to have a minimum of sixteen (16) feet of yard space on the front entrance of the manufactured home, ten (10) feet on the rear, twenty (20) feet on the trailer hitch end, and ten (10) feet on the opposite end. Parking shall be permitted when designed into any yard area.
- (3) Access to the park shall be directly from the public maintained road. Two way access streets with the park shall be paved twenty-two (22) feet wide. One-way streets shall be paved eighteen (18) feet wide. All manufactured home spaces shall have access to a street and there shall be no less than (2) off-

street parking spaces for each manufactured home space which shall be accommodated in parking bays.

- (4) Each manufactured home space shall have a concrete patio at least six (6) feet wide containing a minimum of one hundred eighty (180) square feet which shall be joined to the parking bay by a paved walk. An unenclosed canopy, not over eight (8) feet wide, may be placed over the patio and shall not be considered as an infringement on the yard requirements.
- (5) Every manufactured home park shall be located on ground that is above any probable flooding from any natural water course and shall be graded so as to prevent the accumulation or ponding of water on the premises; shall have all drainage of the park confined or piped in such a way that it will not endanger any water supply.
- (6) The site proposed may have a sign advertising the manufactured home park; such sign shall not exceed twelve (12) square feet in area.
- (7) Connection to the Bakersville water system, shall be made and its supply shall be used exclusively. All water piping shall be constructed and maintained in accordance with state and local laws. Individual water service connections shall be provided for direct use at each manufactured home space and shall be so constructed that they will not be damaged by the parking of manufactured homes. The park shall provide sewage disposal into the Town of Bakersville sewer systems and shall comply with state and local laws and regulations. Each manufactured home space shall be provided with at least a four-inch sewer connection. The sewer connection shall be provided with suitable fittings so that a watertight connection can be made between the manufactured home drain and the sewer connection. Such individual manufactured home connections shall be so constructed that they can be closed when not linked to a manufactured home.

Sewer line shall be constructed in accordance with recommendations and standards of the County Health Department. All sewer lines shall be adequately vented and shall be laid with sufficient earth cover to prevent breakage from traffic. The responsibility for water and sewer line installation and maintenance is set forth in Bakersville Ordinance Chapter E.

- (8) It shall be the responsibility of the manufactured home park developer/manager to insure that the requirements set forth in the

above section entitled "Municipal Notification and Permit Requirements" have been complied with prior to allowing occupancy of a park dwelling. The developer/manager shall maintain a current and complete record including the identity, address, and telephone number of each owner of a manufactured home located within park.

Adopted May 4, 1998