

BK 1266PG0593

RECORDING FEE \$ 14.00

\* In Motion

2344

**ORDINANCE PROVIDING FOR THE CONTROL OF THE  
ESTABLISHMENT OF SINGLE FAMILY - MANUFACTURED HOMES  
AND MANUFACTURED HOME PARKS WITHIN  
THE TOWN OF WACO**

WHEREAS, the uncontrolled establishment of single family - manufactured homes and manufactured home parks within the Town of Waco can result in conditions which are detrimental to the health, safety or welfare of the citizens of the Town; and

WHEREAS, the Town Council is authorized by Section 160A-174 of the General Statutes of North Carolina to provide for the health, safety and welfare of its citizens and the peace and dignity of the Town;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Waco, North Carolina that the following standards for the appearance, placement and development of manufactured homes and manufactured home parks within the Town of Waco be established:

**Section 1. DEFINITIONS**

**Manufactured Home** (mobile home) is a manufactured building designed to be used as a single family dwelling unit that has been constructed and labeled indicating compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974, administered by H.U.D. Manufactured homes are not constructed to meet N. C. Building Code.

**Modular Home** is a manufactured building designed to be used as a one or two family dwelling unit that has been constructed and labeled indicating compliance with the North Carolina State Uniform Residential Building Code, volume VII.

**Manufactured Home Park** (mobile home) a tract of land or lot under single ownership containing at least three manufactured home spaces; or multiple contiguous tracts of land or lots containing at least three manufactured home spaces, whose utilities and other amenities are provided to serve the homes therein.

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*2/26/08*

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**Section 2. STANDARDS FOR THE ESTABLISHMENT AND APPEARANCE OF SINGLE FAMILY - MANUFACTURED HOMES WITHIN THE TOWN OF WACO**

- A. **Density:** Only one manufactured home shall be located on each one-half acre of property.
- B. **Age of Home:** No manufactured home may be moved into the Town more than seven years after it was manufactured.
- C. **Roof Pitch:** The roof of each mobile home shall contain a rise of two and one-half feet for each twelve feet of horizontal structure.
- D. **Exterior Siding:** Each manufactured home shall consist of wood, hardboard, vinyl, brick or aluminum comparable in composition, appearance and durability to exterior siding commonly used in standard construction, whose reflectivity does not exceed that of flat white paint.
- E. **Underpinning:** Each manufactured home shall be underpinned in a continuous and unpierced manner except for ventilation as required by the State code requirements for manufactured homes.
- F. **Footers:** Each manufactured home shall rest on brick or concrete block.
- G. **Chassis and Tongue:** All tongues, axles, transporting lights and towing apparatus are to be removed after placement on lot and before occupancy.
- H. **Steps and Decks:** All steps and decks shall be installed pursuant to the requirements of the North Carolina Department of Insurance.
- I. **Setbacks:** All manufactured homes shall be set back no less than twenty feet from any property line or lot line except where the property meets a public road, then the setback shall be no less than thirty feet from the edge of the right of way for said public road.
- J. **Placement:** The manufactured home shall be oriented on the site in such a manner that the side having the main entrance, and by design intended to be the front of the manufactured home, shall be generally parallel to a primary access road abutting the site.

**Section 3. GUIDELINES REGARDING THE SITUATION AND DEVELOPMENT  
IN MANUFACTURED HOME PARKS WITHIN THE TOWN OF WACO**

A. All standards set forth in Section 2 controlling single family - manufactured homes shall apply to those manufactured homes which shall be situated in manufactured home parks and are incorporated herein by reference.

B. Occupancy: No more than one family shall occupy each home.

C. Roads: (i) Any road which provides the main or major access between the manufactured home park and a public road shall be designed and developed according to minimum state specifications for public roadways; (ii) All other roads within the manufactured home park shall have a minimum width of thirty feet with adequate drainage ditches installed on each side of said roadway.

D. Parking: Two or more parking spaces per unit shall be provided on each lot.

E. Landscaping: All areas not used for primary dwelling or accessory buildings, interior access drives, pedestrian circulation and service area shall be completely and permanently landscaped and maintained. Said landscaping shall relate harmoniously to the topography of the site and, where feasible, suitable provisions for preservation of water courses, wooded areas, rough terrain and similar natural features shall be taken into consideration. All grass areas shall be maintained in a proper manner with no unsightly weeds or height being allowed.

F. Perimeter: No manufactured homes shall be located within thirty feet of the exterior perimeter of the manufactured home park. The park shall be entirely enclosed, exclusive of driveways at its external borders by (i) a strip which is at least four feet wide of densely planted shrubs or trees at a height of at least four feet at the time of planting of a variety which may be expected to form a year round screen of at least six feet in height within three years; or (ii) by a wall or fence of fire-resistant material between six and eight feet in height. Such wall or fence may be opaque or perforated providing that no more than fifty percent of the fence is open. This perimeter shall be maintained in a reasonable condition and appearance at all times.

G. Utilities: All utilities should be installed underground.

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H. Security: There shall be one security light per acre in the manufactured home park.

I. Maintenance: The manufactured home park owner and residents shall have the responsibility to prevent the development of any unsightly or unkempt conditions of structure or grounds which may tend to substantially decrease the beauty of the neighborhood as a whole or of a specific area. All property shall be kept clear of any untagged automobiles, debris or substance that might contribute to a health hazard or the breeding of rodents.

J. Livestock: No business ventures for livestock, including swine or gamecock fowl shall be allowed on the premises. No noisy or disruptive animals may be kept on the premises.

K. Agriculture: Limited business ventures for the production of farm products and nursery operations will be allowed provided no wholesale or outlet structure shall be built on the subject property.

#### Section 4. APPLICATIONS

Any person desiring to situate a manufactured home or who desires to establish a manufactured home park shall submit a properly completed application to the Town Council of Waco thirty days prior to the Town Council's regularly scheduled meeting.

Applications must be complete and will be reviewed by the Town Council or the Council's designee.

The Town Council of Waco will issue in writing to the applicants its decision within thirty days of reviewing the application.

Once approval is granted by the Town, a written notice granting approval shall be distributed by the Town to the appropriate agencies of Cleveland County.

Any application for manufactured home park shall be accompanied by a plot plan of the park showing all applicable boundaries, roadways, lot sizes, utility easements and parking spaces.

No work shall be done on preparation of manufactured home parks site until the application is approved by the Town Council.

**Section 5. APPEAL PROCEDURE**

Any applicant may apply for a variance which may be granted by the Town Council.

Applications for variance must be submitted to the Town Council of Waco thirty days prior to Council's regularly scheduled meeting.

The request for variance must contain in writing the specific restriction that is in question, along with the reasons that the restriction cannot be met.

The application shall contain any documentation that supports the applicant's position, along with the original finding from the Town which rejected the initial application.

Applications will be reviewed at the next appropriate meeting.

The Town Council will issue its finding in writing within thirty days after reviewing the application.

If a variance is granted, the Town of Waco will issue a written notice to all appropriate county agencies.

Effective, this 10 day of May, 1997.



TOWN OF WACO

By [Signature]  
Mayor

ATTEST:

[Signature]  
Secretary

Filed for registration on 31 day of Feb A.D. 2000 at 4:30 p.m. and registered in the office of Register of Deeds, Cleveland County, NC in Book 1266 Page 393  
By [Signature] Assistant Register of Deeds

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