APPENDIX I - Manufactured Home Park Ordinance

I-1 PURPOSE
The purpose of this ordinance is to provide standards for the development of a manufactured home park rental community. The requirements of this ordinance cover the development of a plan for the rental community, the review and approval of the rental community plan, the design standards of the rental community and the inspection of the rental community. Rental communities and those communities that provide lots for sale shall be developed to the same standards.

I-2 INTENT
The intent of this ordinance is to promote the safety and health of the residents within the manufactured home park rental community and to enhance the development of the manufactured home park rental communities in the Town of Siler City.

I-3 DEFINITIONS
See §18 Definitions and §136 Definitions

I-4 DEVELOPMENT OF A MANUFACTURED HOME PARK RENTAL COMMUNITY PLAN
A manufactured home park rental community plan shall be developed and drawn to a scale of one (1) inch to one hundred (100) feet and shall include the following:
(a) The name of the rental community, the names(s) and address(es) of the owner(s) and the names and addresses of the designer or surveyor.

(b) The date, scale and approximate north arrow.

(c) The boundaries of the rental community.

(d) The site plan of the rental community showing streets, driveways, open areas, parking spaces, service buildings, water courses, easements and manufactured home spaces.

(e) Name(s) of adjoining property owner(s).

(f) The identification of all gas, water, electric, telephone, television cable, and sewage lines that will service the rental community. Street lights, solid waste containers and surface water drainage plans shall also be included.

I-5 REVIEW AND APPROVAL OF THE PLAN
Applications shall be reviewed in accordance with Article IV of the Unified Development Ordinance.

I-6  DESIGN STANDARDS

(a) General Requirements
   (1) Manufactured home park rental community shall have one (1) sign designating the community.
   (2) A manufactured home park rental community may have a manufactured home as a designated office.
   (3) There shall be no more than one (1) manufactured home per space made available for the home.
   (4) A manufactured home park rental community may have material and equipment storage buildings for maintenance of the rental community.
   (5) Each manufactured home shall be set up and installed in accordance with the State of North Carolina regulation for installation of manufactured homes adopted and published by the North Carolina Department of Insurance.

(b) Manufactured Home Space
   (1) Each manufactured home space shall have a permanent site number sign that is clearly visible from the street and located on each power panel box serving the home.
   (2) Every home shall be located on a space with a minimum size of six thousand (6,000) square feet.
   (3) Each manufactured home space shall have proper drainage to prevent accumulation of water.
   (4) Each manufactured home stand shall have a solid ground surface where the home will be placed.
   (5) Setbacks
      a. Each manufactured home (including additions and detached accessory buildings) shall be located at least:
         i. Twenty (20) feet from any other manufactured home within the rental community;
         ii. Twenty five (25) feet from any building (office, maintenance buildings, post office, community center) within the rental community excluding small storage buildings (maximum 12’x12’) for use with the individual manufactured home;
         iii. Ten (10) feet from any side and rear property line within the rental community;
         iv. Twenty (20) feet from adjacent edge of streets within the rental community;
         v. In accordance with the building setbacks as set forth in §170 and §171 for street/front, side, and rear property lines adjoining the perimeter of the rental community.
b. Uncovered decks may project per §170(a)(3):
   i. eight (8) feet into the street setback; and
   ii. five (5) feet into the ten (10) feet side and rear setback

c. Detached accessory buildings shall be at least ten (10) feet from side property lines within the rental community.

d. Rear property line setback for detached accessory buildings are as follows per §171(a):
   i. 12 feet tall or less = 5 feet set back
   ii. 12.01 - 13 feet tall = 7 feet set back
   iii. 13.01 - 14 feet tall = 9 feet set back
   iv. 14.01 feet or taller = 10 feet set back

(6) There shall be an open area within the rental community provided by the owner and designated for recreational purposes.

(7) There shall be adequate space for off street parking of two (2) passenger cars at each home.
   a. Install steps and at minimum a four (4) feet by four (4) feet landing at every entrance/exit door. Steps and landings maybe wood or concrete.

(8) Manufactured home skirting shall be installed under every home that is durable, weather resistant, continuous, unpierced (except for required ventilation and access).
   i. Materials should be selected from the industry standard for manufactured home skirting, such as vinyl skirting panels or composite rock/stone/brick veneer panels.
   ii. Materials not allowed include but are not limited to: OSB Board, or other materials subject to rot.

(9) This use will be permitted in the R-MH zoning district on no less than a five (5) acre site.

(c) Streets
   (1) Streets within the manufactured home park rental community shall be constructed with an all-weather surface, paved only, which will provide all weather access to all manufactured home spaces.
   (2) All streets shall be constructed in accordance with Article XIV of the Town Unified Development Ordinance.

(d) Utilities
   (1) An adequate, safe and portable supply of water shall be provided for the rental community. The source of the water supply shall be through a municipal water system with the rental community connecting to the water lines.
   (2) An adequate and safe sewage disposal system shall be provided in the manufactured home park rental community. Sewage shall discharge into a municipal collection system.
(3) There shall be a storage and/or disposal system for solid waste for the rental community in order to alleviate health and pollution hazards. The resident(s) of each home shall have a sufficient number of containers that have an adequate capacity and can be tightly sealed. It shall be the responsibility of the operator/manager of the rental community to see that a municipal or private solid waste disposal service is provided to the residents of the rental community on a weekly basis. This may or may not be at the expense of the residents.

(e) Grounds and Buildings
(1) The grounds of a manufactured home park rental community shall be free of debris, trash and litter.
(2) Grounds, building and storage areas within the rental community shall be maintained to prevent the infestation of rodents, flies, mosquitoes and other pests.
(3) Grounds within the rental community shall also be maintained to prevent the growth of ragweed, poison ivy, poison oak and other weeds.
(4) All grounds within the rental community shall have proper drainage to prevent the accumulation of water.
(5) All recreational areas provided by the owner for the manufactured home park rental community shall be maintained in a safe and sanitary manner by the operator/manager.
(6) The operator/manager shall provide space on the grounds for mail service to the residents of the rental community. The operator/manager shall also require posting of street number address within close proximity of the primary entrance of the dwelling unit (in accordance with the requirements of the House Numbering Ordinance).

I-7 INSPECTION
The Zoning Enforcement Officer shall have the right to make inspections of the rental community to determine that the requirements of this ordinance are met. It shall be the responsibility of the operator/manager of the manufactured home park rental community to see that the requirements of this ordinance are met.

I-8 EXISTING MANUFACTURED HOME RENTAL COMMUNITIES
(a) Manufactured home park rental communities existing at the time of adoption of this ordinance shall not be allowed to expand or increase unless such expansion meets the requirements set forth in this ordinance.

(b) Additionally existing manufactured homes as defined in the definition section of (Article II), when removed from their existing location, shall not be allowed to be replaced unless the minimum lot size requirement (six thousand (6,000) square feet) is observed or the overall density of the net land area (useable area excluding road
right-of-way, floodplain, utility easements, etc.) is six thousand (6,000) square feet per dwelling unit.

I-9  **SEVERABILITY**
If any provision of this ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, independent provision and such holding shall not effect the validity of any other provision and such holding shall not effect the validity of any other provision hereof, and to that end, the provision of this ordinance are hereby declared to be severable.

I-10  **REQUEST FOR ANNEXATION**
Prior to the issuance of a Certificate of Occupancy, the manufactured home park community owner must request annexation.

I-11  **EFFECTIVE DATE**