

## **Section 93. Provisions Regulating Manufactured Home Parks and Individual Manufactured Homes.**

### **A. General Requirements.**

1. All manufactured homes must be skirted such that no area beneath the manufactured home is visible from any direction.
2. A manufactured home may be occupied as a temporary office or a temporary residence of a supervisor on the premises of a construction job in any zoning district and provided further that a manufactured home may be used as a residence or office of a guard or a night watchman on any property in a business or industrial district, so long as its use is limited to such purposes, and it is removed within 60 days after it ceases to be so used.

### **B. Approval of Manufactured Home Park Plan.**

1. For the establishment, maintenance, construction, or alteration of a manufactured home park that affects the number of sites within the park, a manufactured home park plan shall be prepared and submitted to the Planning Board and City Council for approval. The plan shall be submitted according to the established Planning Department plan submittal guidelines. No plan is required when minor facility improvements (not including public facilities) are proposed in an existing manufactured home park as long as the number of manufactured home lots is not affected.
2. **Manufactured Home Park Plan.** The plan shall be drawn at a scale of not less than 100 feet to the inch and shall show the following on one or more sheets:
  - a. name of the park;
  - b. the name(s), mailing address(es), and telephone numbers of the property owner(s), developer(s), and designer(s) of the park;
  - c. vicinity map;
  - d. date, north arrow, and graphic scale;
  - e. boundary line of the tract with accurate linear and angular dimension drawn to scale;
  - f. existing and proposed grades at no greater than two feet intervals;
  - g. locations of existing and platted property lines, streets, buildings, water courses, railroads, bridges, water mains, sewers, culverts, drainpipes, and any utility easements, both on the land to be developed into a manufactured home park and on land within 50 feet of the site; and the names of adjoining subdivisions (need map book and page number) or the names of recorded owners of adjoining parcels of unsubdivided land;
  - h. location of wooded areas, marshes, wetlands, floodplains, floodways, Areas of Environmental Concern (AEC) in accordance with the State Guidelines of AECs (15 NCAC 7H) pursuant to the Coastal Area Management Act of 1974, and any other conditions affecting the site. (If no such areas affect the site, a

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statement that the site is not affected by wetlands, floodplain, floodway, or AECs is required.);

- i. names, location, and dimensions of proposed streets, alleys, drives, parking areas, entrances, exists, walkways, easements, recreation areas, building lines, and manufactured home spaces within the park;
- j. plans and specifications of all proposed public streets, when deemed necessary by the Public Works Department;
- k. plans and specifications of proposed utility layouts (sewer lines, water and storm drainage) as required by the Public Utilities Department and/or Onslow County Health Department if septic systems are to serve the park;
- l. location and number of dumpster pads and details; and
- m. names of property owners, existing uses and zoning classifications of adjacent properties.

C. **Manufactured Home Parks - Requirements and Minimum Standards.** When an expansion of an existing manufactured home park is proposed, only the new spaces and facilities must meet the following standards.

1. **Space**

- a. A manufactured home space shall be at least 35 feet in width, and contain at least 5,000 square feet of area.
- b. Manufactured home setbacks shall be as follows:
  - I. 10 feet from any boundary of a mobile home space,
  - ii. 25 feet from the right-of-way line of a public street,
  - iii. 20 feet from the internal park street.
- c. Each manufactured home space must abut on an approved interior roadway or public street.

2. **Interior Roadway and Parking**

- a. Two off-street parking spaces shall be provided for each manufactured home lot.
- b. **Interior Roadway.** Interior roadways serving a manufactured home park shall be a minimum of 30 feet wide of which at least 22 feet shall be graded, drained, and paved with 12 inches of asphalt. When cul-de-sacs are used, a turnaround with a pavement radius of at least 40 feet shall be constructed.

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- c. All interior roadways shall adjoin a public street and/or another private street which has a surface of a minimum width of 22 feet.
3. **Water and Sewer.** Each manufactured home shall be provided with an approved water supply and sewerage disposal system.
4. **Drainage**
  - a. Manufactured home parks shall be located so as not to be susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises.
  - b. Where storm drainage facilities are located in adjacent streets, the park shall be connected to the system.
5. **Refuse Disposal.** Provisions for garbage collection shall be the responsibility of the park owner/operator.
6. **Service buildings/offices.** One manufactured home may be used as an administrative office or service building. All service buildings and grounds of the park shall be maintained in a clean, sightly condition and kept free from any condition that will menace the health of any occupant or will constitute a nuisance.
7. **Recreation facilities required.** No less than 500 square feet per manufactured home space shall be devoted to common recreational areas and facilities, such as playgrounds, swimming pools, community buildings, trails for pedestrians and cyclists (away from streets), or other recreational areas.

**Sections 94-95. Reserved**