

ARTICLE 9. MANUFACTURED HOME PARK REGULATIONS

Planned building groups (inclusive of manufactured home parks) must be approved by the Lillington Planning Board unless otherwise specified. Planned building groups (inclusive of manufactured home parks) shall be submitted to the Administrator at least twenty-one (21) days prior to the regular Planning Board meeting at which it is to be reviewed.

Section 9-1: Permits

- (A) It shall be unlawful for any person to maintain or operate a manufactured home park within the jurisdiction of this Ordinance unless such person shall first obtain from the Board of Commissioners a Conditional Use Permit as described in Article 15, except that the maintenance or operation of a manufactured home park may be continued under a Temporary Operating Permit (see Section 9-4) for such period of time and under such conditions as are prescribed in this Section.
- (B) The Conditional Use Permit shall be issued and subsequently renewed if the Board of Commissioners finds that the applicable provisions of this Ordinance and all other Town ordinances are satisfactorily complied with and, at the time of the initial conditional use request, if the Board of Commissioners finds that the location of a proposed park is acceptable; provided that special conditions may be set forth in said permit.
- (C) No Conditional Use Permit shall be issued for any manufactured home park not in operation upon the effective date of this Ordinance until the park plan has been approved by the Board of Commissioners as provided for in Section 9-2.
- (D) A Temporary Operating Permit shall be issued by the Administrator permitting a nonconforming park to be maintained and operated for a period of six (6) months subject only to the provisions of this Ordinance. See Section 9-4 for details.
- (E) ***Manufactured Home Replacement.*** Existing manufactured homes (mobile homes) in any district and in Manufactured Home Parks that are to be replaced shall be replaced with a manufactured home that is no older than five (5) years.

Section 9-2: Construction or Alteration of Manufactured Home Parks

(A) No person shall construct any manufactured home park or make any addition or alteration to a manufactured home park that either alters the number of sites for manufactured homes within the park or affects the facilities required therein until he first secures a Conditional Use Permit authorizing such construction, addition, or alteration. The construction, addition, or alteration shall be done in accordance with plans and specifications submitted with the application and approved by the proper authorities. Procedures for the applicant securing such permit are described in Article 15. However, before the Planning Board shall review the Conditional Use request, a park plan, described below, must be submitted for review by the Planning Board and for consideration by the Board of Commissioners. No plan is required to be prepared and approved for issuance of a permit to make minor facility improvements in an existing manufactured home park where the number of manufactured home sites within the park is not affected. When no plan is required, application for a zoning permit shall be made directly to the Administrator.

(B) Four (4) copies of the park plan shall be submitted and, upon approval by the Board of Commissioners, each copy shall be dated and signed by the Mayor and Administrator, denoting Town approval.

One copy shall be returned to the park owner or developer, one copy shall be submitted to the Town Hall to be held for public view, one copy shall be sent to the Inspections Department, and the fourth copy shall be retained by the Planning Board for its records.

(C) The approved park plan becomes part of the conditions for the conditional use and must be constructed and maintained accordingly in order to retain the permit. The Administrator shall make an examination of the construction at any reasonable time to determine whether the work is being done according to approved plans and specifications, and the owner shall make available any records, test data, or other information essential to such determination.

(D) When all specified improvements have been made the Administrator shall issue a Certificate of Occupancy and the developer may begin moving in homes and begin operations.

- (E) Adherence to the operation standards, Section 9-6, are other conditions required for the Conditional Use Permit to be renewed.
- (F) The Conditional Use Permit granted to a manufactured home park shall expire after three (3) years. The owner of a manufactured home park, if continued operation is desired, must apply for renewal of the park's Conditional Use Permit at least ninety (90) days prior to expiration of the current permit. Permits shall be renewed if the Board of Commissioners determines that all conditions have been observed. If the permit is not renewed, operations of the park must cease within six (6) months of the date of denial.

Section 9-3: What the Park Plan Shall Show

The park plan shall be drawn on reproducible sheets to a scale of not less than one (1) inch equals one hundred (100) feet and shall show the following on one or more sheets:

- (A) The name of the manufactured home park, the names and addresses of the owner(s), and the designer of the park.
- (B) Date, approximate north arrow, and scale.
- (C) The boundary line of the tract, with accurate linear and angular dimensions, drawn to scale, and the area of the park in square feet or acres.
- (D) A location map with a scale of not less than 1" = 1000' showing the location of the manufactured home park.
- (E) The locations of existing and platted property lines, streets, buildings, watercourses, railroads, bridges, water mains, sewers, culverts, drainpipes, and any utility easements. The Planning Board or Administrator may require similar information to be shown on proposed park boundaries. The names of adjoining subdivisions or the names of recorded owners of adjoining parcels or un-subdivided land shall also be indicated.
- (F) The names, proposed location, and dimensions of proposed streets, alleys, driveways, entrances, exits, walkways, easements, recreation areas, parks and open spaces, reservations, manufactured home spaces, manufactured home stands, parking areas, and building lines within the park. The locations,

dimensions, and types of all buffers which must meet the requirements detailed in Article 14. In all cases, the proposed characteristics shall be shown in a manner that shall distinguish them clearly from the existing characteristics of the land.

- (G) When deemed necessary by the Administrator, profiles of all proposed public or private streets or drives, showing natural and finished grades drawn to a scale of not less than 1" = 40' horizontal and 1" = 4' vertical.
- (H) Plans of proposed utility layouts (sewer lines, septic tank locations, septic tank drain fields, water lines, and storm drainage) showing feasible connections to existing and proposed utility systems to be prepared by a registered professional engineer.
- (I) Proposed storm drainage for each manufactured home space and for the entire manufactured home park including all proposed grading and sewer installations which may be deemed necessary to insure proper drainage and the elimination of ponding. Proper drainage requires a storm drainage capacity to the ten (10) year storm level.
- (J) Location and number of garbage receptacles.
- (K) A detailed plan for electrical installations prepared to meet the National Electrical Code and State and local codes or ordinances.
- (L) Where public water or public sewer is not available, a written statement from the County Health Department shall be submitted with the manufactured home park plan indicating that the manufactured home park has adequate land area and suitable soils and topography to accommodate the proposed methods of water supply and sewage disposal.
- (M) A detailed drawing to scale of not less than 1" = 10' shall be prepared of a typical manufactured home space showing the location of the manufactured home stand, all utilities, the patio, concrete footing, walks, parking spaces, driveways, and all other improvements.
- (N) **Street Names.** All streets shall be named with signs which are identifiable from the street. These signs shall be a maximum length of twenty-two (22) inches

and a maximum width of six (6) inches. Names may not be the same as other street names in Harnett County and street names must be shown on the park plans.

- (O) Identification of the Watershed protection Overlay District in which the property is located.
- (P) The accurate location and use of all existing and proposed buildings and other structures.
- (Q) The percent of the project that will be covered with an impervious surface.
- (R) The area, in acres, to be left in a natural state.
- (S) The total number of dwelling units proposed on the lot or tract.
- (T) The location of all stream buffers.
- (U) The location of any stormwater control devices and the name of the certifying engineer.
- (V) Topographic contour lines not to exceed ten (10) foot intervals.
- (W) Written evidence acknowledging the submission and approval of a required soil erosion and sedimentation control plan where an area one (1) acre or greater in size will be disturbed or graded.

Section 9-4: Nonconforming Manufactured Home Parks

All manufactured home parks existing at the time of the adoption of this Ordinance and not conforming to the requirements herein must apply for a Temporary Operating Permit as provided for in Section 9-1. The park owner must submit a compliance plan to the Administrator not later than sixty (60) days prior to the expiration date of the Temporary Operating Permit in order to apply for a Conditional Use Permit. This plan shall be reviewed by the Planning Board and shall become a condition to the conditional use, if granted. The park owner shall choose one of three alternatives, as follows:

- (A) If no compliance plan is submitted, the park owner shall be considered to have chosen not to comply with the design and/or operating standards as described in Sections 9-5 and 9-6 below and does not seek a Conditional Use Permit. In this case, the owner has chosen the alternative of ceasing operation upon the expiration date of his Temporary Operating Permit.
- (B) If the compliance plan shows adherence to only the operating standards (Section 9-6), the park owner is deemed to wish a Conditional Use Permit to operate under those standards. Such a permit may be issued by the Board of Commissioners for a period of three (3) years, but cannot be renewed more than twice, for a total of nine (9) years. At the end of this period, the park must close. The park owner may change his mind and submit a plan for conformance to both design and operating standards and apply for a permit as provided for in alternative (C) below. If such a permit is not granted before the Conditional Use Permit issued under this subsection (B) has expired, the park must close.
- (C) If the park owner wishes to continue operation indefinitely, the compliance plan must not only indicate observance of the operating standards, but must indicate how the park plans to comply with the design standards as set forth in Section 9-5 with the following exceptions:
 - (1) Requirement C - The requirements of patios or porches is eliminated.
 - (2) Requirement D - The required dimensions may be reduced by twenty-five (25) percent.
 - (3) Requirement P - The requirement of installing wiring underground is eliminated.
- (D) The compliance plan submitted under this third alternative must include a map showing the same information required of a park plan (Section 9-3) and, in addition, it must show how this new plan differs from the present park and it must include a yearly time table indicating completion of the plan within three (3) years.
- (E) In no case shall a manufactured home, which has been removed for any reason, be replaced unless and until a compliance plan has been approved by the Board of Commissioners as provided for in Section 9-4(C) above.

Section 9-5: Design Standards (Precedent to Permit)

The following design standards must be met on the park plan before a Conditional Use Permit can be issued.

- (A) Each manufactured home space shall be clearly established on the ground by permanent monuments or markers.
- (B) No more than one manufactured home may be parked on any manufactured home space.
- (C) The supports of all manufactured homes parked within an authorized park shall rest upon footings which meet the North Carolina Regulations for Mobile Homes and the Harnett County Mobile Home Procedures, dated February 1, 1991, and as amended. Each manufactured home space shall be provided with a patio of at least one hundred (100) square feet constructed of concrete, brick, flagstone, or other such hard-surfaced material, or a porch of similar size raised above the ground. A paved walkway two (2) feet wide minimum leading from the road or off-street parking space to the patio shall be provided. Each patio and walkway shall be graded and properly drained to prevent ponding.
- (D) The following dimensional requirements shall be met:

Minimum mobile home park area:	3 acres
Minimum park width:	150 feet
Maximum density:	5 units per acre*
Minimum size of manufactured home space:	
Single-wide	6,500 square feet
Double-wide	7,500 square feet
Minimum manufactured home space width:	
Single-wide	55 feet
Double-wide	70 feet
Minimum manufactured home space depth:	
Single-wide	100 feet
Double-wide	100 feet

Minimum setbacks for all sides for a manufactured home within a space (any attached accessory structure, such as room extensions, porches and porch roofs, and carports shall, for the purpose of this setback requirement, be considered to be part of the 15 feet manufactured home):

Minimum setbacks for a manufactured home to external park boundaries:

Front yard 40 feet

Side and rear yards 20 feet

Maximum building height: 35 feet

* See Article 5 for Watershed Overlay Protection District density requirements.

(E) A driveway and parking space sufficient to accommodate at least two (2) automobiles, shall be constructed within or assigned to each manufactured home space, and shall be paved.

(F) The Planning Board may recommend and the Town Board may require the developer to install sidewalks where considerable pedestrian traffic is expected.

(G) Each manufactured home stand and space shall be graded to provide adequate storm drainage away from the manufactured home and such that there will exist no more than three (3) feet difference between the chassis of the manufactured home and the finished grade of the stand along the entire perimeter of the manufactured home proper.

(H) The manufactured home park shall be paved streets, lighted at night, that directly abut all manufactured home spaces. There shall be ten (10) feet of clear shoulder from the edge of the pavement on all road surfaces. Road surface widths shall be at least:

One-way, no parking: 11 feet

One-way, parking on one side only: 18 feet

One-way, parking on both sides: 24 feet

Two-way, no parking: 20 feet

Two-way, parking on one side only: 26 feet

Two-way, parking on both sides 32 feet

- (I) No manufactured home space shall have direct vehicular access to a public street.
- (J) Area to provide proper drainage ditches and a three (3) to one (1) back slope shall be provided where determined necessary by the Town Board, upon recommendation by the Building Inspector, Administrator, or Planning Board.
- (K) Closed ends of dead-end streets shall be provided with an adequately surfaced vehicular turning circle at least one hundred (100) feet in diameter or a turning “Y” with an angle of at least ninety (90) degrees.
- (L) Each manufactured home stand shall have adequate access, for both the manufactured home and autos, with a minimum access width of twenty (20) feet unless more is deemed necessary because of topographical conditions or street curvature, so that the parking, loading, or maneuvering of a manufactured home shall not necessitate the use of any public street or right-of-way or any private property not part of the manufactured home park.
- (M) When the manufactured home park has more than one direct access to a public street, they shall not be less than two hundred (200) feet apart or less than two hundred (200) feet from a public street intersection unless topographical or site conditions demand otherwise.
- (N) ***Manufactured Home Lot Numbering and Park Signs.*** The park operator shall be required to provide numbers which are a minimum of four (4) inches in size and to supervise the placement of these numbers to clearly identify each manufactured home or manufactured home lot from the street. These numbers shall be displayed either on each manufactured home or on a post placed within the lot area. The park operator shall also be required to provide a park sign which identifies the name of the park and a telephone number at which the park owner or operator may be contacted. These signs must be visible from the road adjacent to the park.
- (O) ***Buffer.*** The manufactured home park shall have a planting strip not less than ten (10) feet wide adjacent to the park boundary extending along the entire perimeter of the manufactured home park. The planting strip shall not be a

portion of any manufactured home space, street, or private drive. It shall be planted with evergreen and/or deciduous trees not more than eight (8) feet apart and adequately landscaped with grass and shrubbery in such a manner as to be harmonious with the landscaping and/or the adjacent properties and in keeping with the general character of the surrounding neighborhood. A privacy fence at least six (6) feet in height may meet the buffering requirement in such instances where landscaping is impracticable or in instances where the Planning Board determines that a fence would be the most effective buffer. All required planting strips must be continually maintained by the owner. Failure to maintain any required planting strip may cause the manufactured home park's business license to be withheld or revoked. The buffering requirement may be waived by the Lillington Planning Board along any boundary which is naturally buffered by trees and shrubbery and/or topography.

(P) The following utility standards shall apply. In every manufactured home park, all installations (other than those within the manufactured home itself) of plumbing and electrical wiring and all gas and oil appliances shall comply with the provisions of the building, plumbing, electrical, heating, and gas regulations of the state, county, and Town.

(1) **Utilities.** All utilities shall be installed underground.

(2) **Manufactured Home Stand Utilities.** Each manufactured home stand shall be equipped with plumbing and electrical connections grouped together within the manufactured home stand.

(3) **Water Supply.** Each manufactured home park shall obtain water from a public water supply when available, and when unavailable, from a source approved by the County Health Officer. The supply shall be adequate for the park requirements. The drinking, cooking, laundry, and general bathroom water supply for each individual manufactured home shall be obtained from faucets or other plumbing connections located within each manufactured home. If the park is connected to the Town's system, the water meters will be installed on right-of-way which is controlled by the Town. Extension from the meters to the manufactured home stand is the responsibility of the park owner. The Town will only be responsible for maintenance of its lines and each meter.

- (4) ***Sewage Disposal.*** Each manufactured home park shall be provided with an adequate sewage disposal system, either by connection to a public sewage system or septic tank system approved by the County Health Department. All sewage wastes from each manufactured home shall be piped into the manufactured home park sewage collection system. If the park's sewer collection system is connected to the Town's wastewater system, the Town is only responsible for maintenance of lines that are installed on right-of-way that is controlled by the Town.
- (5) ***Electrical Requirements.*** All electrical wiring shall be installed in accordance with the National Electrical Code and shall be approved only by the electrical inspector. All distribution lines shall be installed underground. Underground lines shall be placed at least eighteen (18) inches below the ground surface where possible and at least one foot radial distance from water, sewer, gas, or communications lines. Electrical systems of manufactured home developments shall be calculated on the basis of at least 100 amps (at 120/140 volts) for each manufactured home. The point of electrical connection for a manufactured home shall be within an area of the manufactured home stand and approximately forty (40) feet from the front of the manufactured home and approximately four feet from either side of the manufactured home. Where other utilities and fixtures prevent the location of electrical connections forty (40) feet from the front of a manufactured home, electrical connections shall be made with due regard to uniformity, safety, and convenience. Exterior lighting shall be provided for all streets, walkways, buildings, and other facilities subject to nighttime use. The average illumination level in manufactured home parks shall be at least three tenths (0.3) footcandle, and a minimum level of one tenth (0.1) footcandle shall be maintained on all streets. Potentially hazardous locations such as street intersections and walkways shall be individually illuminated with a minimum level of six tenths (0.6) footcandle.
- (Q) ***Recreation Areas.*** When a manufactured home park shall contain at least twenty lots, a recreation area will be developed and maintained that shall include not less than eight (8) percent of the total park area. The minimum size of any recreation area shall be two thousand five hundred (2,500) square feet. Lakes, ponds, rivers, streams, and marshlands shall not be considered as meeting, in

part or in whole, the recreation area requirements of this section. The recreational areas shall be developed for use by either children or adults, or both, as need dictates and each manufactured home space shall be within four hundred (400) feet of at least one such recreational area.

- (R) The manufactured home park may have a central structure containing a retail sales counter or coin-operated machines for the park residents' use only, provided they are completely enclosed within a building and there is no exterior advertising and provided that such structures shall not front on a public street. If such a structure is used it shall be available to residents as a severe weather shelter.
- (S) Ground anchors shall be installed at each manufactured home stand to permit tie downs of manufactured homes. Each ground anchor shall meet the North Carolina Regulations for Mobile Homes and the Harnett County Mobile Home Procedures, dated February 1, 1991, and as amended.

Section 9-6: Operating Standards (Subsequent to Permit)

The following operating standards shall be conditions to any Conditional Use Permit to operate a manufactured home park and, as such, must be maintained in order to qualify for a permit renewal.

- (A) ***Manufactured Home Sales in Manufactured Home Parks.*** It shall be unlawful to conduct on a commercial basis the sale of manufactured homes or travel trailers within a manufactured home park.
- (B) ***Residential Units Not to be Travel Trailers.*** No manufactured home park shall permit a travel trailer as herein defined to locate within its boundaries for periods greater than one week if used for any dwelling whatsoever.
- (C) ***Manufactured Home Equipment.*** Each manufactured home shall have a flush toilet, lavatory, bathtub or shower, cooking facilities, and electric wiring and shall be required to connect with the utilities provided at each manufactured home space.
- (D) ***Refuse Disposal.*** All garbage and refuse in every manufactured home park shall be stored in suitable water-tight and fly-tight receptacles which shall be kept covered with closely fitting covers. The size and type of all garbage receptacles shall be in conformance with Town standards. No person shall throw or leave garbage or refuse upon the ground of any manufactured home park. It shall be

the duty of the manufactured home park operator to make certain that all garbage and refuse are regularly disposed of in a sanitary manner.

- (E) **Health Regulations.** All applicable health regulations shall apply to manufactured home parks within the jurisdiction of the Town except where such regulations are in conflict with the provisions of this Section, in which case the more restrictive provisions shall apply.
- (F) **Tie Downs.** The owner of the manufactured home park shall be responsible to see that each manufactured home parked within the manufactured home park is properly tied down. All tie downs shall meet the requirements of the North Carolina Regulations for Mobile Homes and the Harnett County Mobile Home Procedures, dated February 1, 1991, and as amended.
- (G) **Skirting.** Each manufactured home shall be installed with skirting manufactured specifically for such use. The skirting shall be made of a material compatible with the siding of the manufactured home.
- (H) **Storage of Possessions.** Storage of possessions and equipment in the area beneath manufactured homes shall be prohibited to prevent storage of flammable and toxic materials which may place its occupants in undue danger.
- (I) **Fire Prevention and Detection.** In addition to any fire prevention regulations of the Town of Lillington, the following shall apply:
 - (1) The operator of a manufactured home park is responsible for informing each park resident of the location of the nearest fire alarm box, if any; the location of an accessible telephone and the telephone number to be used to report fires; and procedures to be followed in case of a fire.
 - (2) The park owner shall install a fire extinguisher labeled as suitable for Class A, B, and C fires and of a type approved by the Fire Department in each building open to the public and in the park office. The park staff shall be instructed in the proper use of any fire protection equipment available in the park and their specific duties in the event of fire shall be defined.

- (3) The park owner or operator shall maintain the park area free of rubbish, dry brush, leaves, weeds, and any other materials which might communicate fires between manufactured homes and other buildings.
- (4) No fuel containers of any type, empty or full and materials not approved by the Fire Department shall be stored under manufactured homes.
- (5) The manufactured home park owner shall be responsible for payment of any applicable fee if the Fire Department is called upon.