

APPLICANT'S COPY

5.3.3 MANUFACTURED HOME DISTRICTS

District	Lot			Setbacks			Park	
	Area 1	Width 2	Depth	Front	Rear	Side	Clearance 3	Area 4
RM-9	9,000/40,000 ⁵	35/90	100	30	25	10/20*	55	n/a
RM-8	8,000	80	100	20	10	10	20/25	10 ac.

*On corner lots;

Area measurements are in square feet, except the park areas in acres as noted, all other figures are in linear feet. All setbacks are as stated except as required by section 6.3.9, whichever is greater.

1. The minimum lot area shall be increased if deemed necessary by the County Health Director, based on soil percolation tests for those lots not connected to City sewer service.
2. The minimum lot width on a cul-de-sac is measured at the setback line, but a minimum frontage of thirty-five feet is required at the street right of way.
3. The minimum clearance between manufactured homes is measured in a straight line from exterior wall to exterior wall. The second number under the RM-8 District is the minimum clearance from the exterior wall of the manufactured home to the park's property line.
4. This standard identifies the minimum area for a manufactured home park.
5. In the RM-9 District, two manufactured homes are permitted on a lot with an area of 40,000 square feet or greater.

5.3.3.1 ADDITIONAL STANDARDS

No manufactured home shall be parked outside an approved manufactured home park, except those located in the RM-9 District, unoccupied structures on a sales lot, structures located on farms and structures approved for commercial office or institutional uses. Manufactured structures used for commercial, office or institutional purposes must meet the requirements set forth in the North Carolina Building Code.

Not more than two manufactured homes used for office purposes shall be permitted on a construction site, during time of construction only, provided all sewage and waste is disposed of in a sanitary manner approved by the County Health Director.

All manufactured homes shall be located so as to be parallel to the front property lines.

All manufactured homes located within a manufactured home park shall have a foundation of a continuous brick/masonry curtain wall or durable non-reflective skirting of vinyl or aluminum, unpierced except for the required access and ventilation.

All manufactured homes, except manufactured homes located within a manufactured home park, shall have a foundation of a continuous brick/masonry curtain wall, unpierced except for the required access and ventilation.

All manufactured homes shall meet the wind zone requirements contained within the North Carolina State Building Code as adopted in June, 1994.

All manufactured homes shall meet the requirements of Chapter 152 of the Goldsboro City Code.

5.3.3.2 ADDITIONAL STANDARDS

In both the AG and R-20A districts, any accessory stable or feedlot shall be a minimum of fifty feet from all property lines. The minimum distance between residential structures and structures used for raising cattle, swine or poultry shall be one thousand feet.

On any bona fide farm, two manufactured homes may be permitted provided:

1. The manufactured homes are not within five hundred feet of a residentially zoned or developed property owned by others;
2. The property on which the manufactured homes are located shall be in the same ownership as the farm;
3. The manufactured homes shall have foundations and anchors in accordance with state regulations; and
4. Only immediate family members of the farm owner or employees of the farm shall occupy the manufactured homes.
5. Manufactured homes shall have a foundation of non-reflective skirting of vinyl or aluminum, unpierced except for the required access and ventilation.
6. Manufactured homes are not permitted within the Noise Overlay District.
7. The manufactured home shall not show any visible rust.
8. All manufactured homes shall meet the wind zone requirements contained in the North Carolina State Building Code as adopted in June, 1994.

5.3.3.3 RM-9 DISTRICT DESIGN STANDARDS

1. Age - The manufactured home shall be one constructed after July 1, 1976. No manufactured home built before July 1, 1976 shall be moved to a new location within the City limits or extraterritorial jurisdiction.
2. Construction Standards – A manufactured home shall meet or exceed the construction standards in effect at the time of construction as promulgated by the US Department of Housing and Urban Development (HUD).
3. Installation - The manufactured home shall be installed in accordance with all the applicable state regulations.
4. Building Design

After installation on the lot, it is the intent of this Section that the manufactured home shall have the appearance of a site built, single-family dwelling unit permanently located on its lot.

All wheels, hitches, axles, lights and other mechanisms designed for transporting the unit shall be removed.

The roof shall have a pitch no less than a vertical rise of three feet over a horizontal run of twelve feet, with a projected eave of no less than six inches, which may include the gutter.

The exterior siding shall consist predominantly of horizontal vinyl or horizontal aluminum lap siding, brick, wood or hardboard comparable in composition, appearance and durability to exterior siding commonly used in standard residential construction.

All manufactured homes shall have a permanent foundation, including a continuous brick or masonry curtain wall combined with masonry piers, unpierced except for the required access and ventilation.

No visible rust shall be allowed.

All manufactured homes shall be located so as to be parallel to the front property line.

All manufactured homes shall meet the requirements of Chapter 152 of the Goldsboro City Code.

All manufactured homes shall meet the wind zone requirements contained in the North Carolina Building Code as adopted in June, 1994.

5.3.3.4 RM-8 – MANUFACTURED HOME PARK DESIGN STANDARDS

1. Age - The manufactured home shall be constructed after July 1, 1976. No manufactured home built before July 1, 1976 shall be moved to a new location within the City limits or extraterritorial jurisdiction. Manufactured homes shall meet the wind zone requirements contained within the North Carolina Building Code as adopted in June, 1994.

1. Use - Except for the manager's office and home occupations approved by special use permit, no manufactured home in such parks shall be used for non-residential purposes.

2. Home Lots - Each manufactured home shall be located on a permanent lot, graded to provide adequate drainage and placed such that removal of individual units can be achieved without disturbing other homes, sites, patios, walkways or accessory structures.

3. Patio – For each site there shall be constructed a permanent masonry or concrete patio, adjacent or attached to the permanent lot. The minimum patio size shall be ninety-six square feet.

4. Walkway – For each site there shall be constructed a permanent masonry or concrete walkway from the parking area to the patio or home entrance. The minimum width of the walkway shall be three feet.

5. Skirting - All manufactured homes shall have a foundation of a continuous brick/masonry curtain wall or durable non-reflective skirting of vinyl or aluminum, unpierced except for the required access and ventilation.

6. Streets - Private streets within parks shall be graded to a minimum width of thirty feet and paved to a minimum width of twenty feet. All streets shall be designed and constructed to provide for proper drainage, shall have a center line radius in horizontal curves of not less than fifty feet, and shall be paved with a two-inch minimum thickness of bituminous asphalt with improved base approved by the City Engineer in accordance with acceptable engineering methods.

7. Refuse - The storage, collection and disposal of solid waste shall be provided so as not to create health hazards or pollution. Refuse containers shall be provided for each home in sufficient numbers to store all solid waste. Each container shall be watertight.

8. Refuse Disposal - In areas outside the corporate limits of the City, the disposal of solid waste shall be the responsibility of the park owner and shall be conducted in accordance with standards set forth by the Wayne County Board of Health. If dumpsters are to be utilized in an area served by City refuse collection, the location and size of such containers shall be subject to final approval by the General Services Department. All dumpsters shall be screened from common view by any combination of landscaping, walls or opaque fencing.

9. Water and Sewer - All parks shall utilize City water and sewer if such is available within two hundred feet of the property line. Such systems shall be designed and constructed in accordance with City standards and specifications. If City water and sewer are not available, all systems must be in accordance with all applicable Federal, State and County regulations.

10. Lot Boundaries - Each lot shall be clearly delineated by means of iron stakes or concrete monuments placed at all corners. A number shall be assigned and displayed on each lot.

11. Open Space – In parks with greater than five lots, a common area equal to 15 percent of the entire development (excluding rights-of-way) shall be preserved, maintained and improved by the park owner for active recreational use by residents of the park. Details of such improvements shall be accurately shown on all site plans.

12. Open Space Ownership - The required open space shall be held in common ownership, for the perpetual benefit of residents of the development, by a legally established corporation, association or other legal entity, or be dedicated to the City of Goldsboro as a public park. The terms of such lease or conveyance shall include provisions suitable to the City Council guaranteeing:

- The continued use of such land for the intended purposes;
- Continuity of maintenance for those portions of the open space requiring such; and
- Adequate insurance protection.

13. Accessory Structures – No accessory structure shall be erected in any required or established front setback, within five feet of the property or lot line or within twenty feet of another manufactured home.

14. Utilities – All utility lines shall be underground.

15. Lighting - All streets shall be illuminated from sunset until sunrise by luminaries spaced at intervals of not more than four hundred feet. The minimum light output of these luminaries shall be seven thousand lumens.

16. Parking - Two paved parking spaces shall be provided for each lot and shall be of a size no smaller than nine feet by eighteen feet. Required parking shall not be located within a street right-of-way and shall have adequate drainage.

17. Signage - All signage shall be in accordance with Section 6.4 (Signage Standards).

18. Landscaping – A landscaping plan shall be submitted that meets all of the requirements of Section 6.3 (Landscaping, Screening and Buffering Standards). All manufactured home parks shall provide a twenty (20) foot opaque Type C buffer along all side and rear property lines as required by Table 6-9.

19. Pedestrian Facilities - Interior sidewalks, within the boundaries of the development, shall connect the residential buildings to other destinations, such as, but not limited to, parking, adjoining streets, mailboxes, refuse disposal, adjoining sidewalks, greenways, recreational areas or other site amenities. Exterior sidewalks in rights-of-way on the perimeter of the development shall be provided along any adjacent public street or private street.