

§ 153.075 MANUFACTURED HOMES ON INDIVIDUAL LOTS.

The purpose of these regulations is to promote sound neighborhood development and appearance, protect community property values, and to preserve the integrity and character of neighborhoods. Manufactured homes are permitted on individual lots in the RA-20 and R-15 districts subject to the following conditions.

(A) The lot must be recorded as an individual lot.

(B) If municipal utilities are not available, the well and/or septic tank must be approved by the County Health Department.

(C) All yard dimensional requirements for the respective district must be met.

(D) The lot must front a public street and said street frontage will be considered the front of the lot.

(E) Before a Certificate of Occupancy is issued, a Caldwell County Building Inspector will complete a "Manufactured Home Checklist" to assure that items 1, 2, 3, 4, and 5 below are met. Record of the "Manufactured Home Checklist" shall be kept with the zoning permit.

(1) The exterior siding of each manufactured home shall consist predominately of vinyl or aluminum siding, wood or hardwood, comparable in composition, appearance and durability to the exterior siding used in standard residential site-built construction. The siding shall be in good repair and in no instance shall the degree of reflectivity of the exterior siding, foundation skirting and roofing exceed that of gloss white paint.

(2) Walls or partitions or supporting members, sills, joists, rafters or other structural members shall not list, lean or buckle, and shall not be rotted, deteriorated or damaged, and shall not have holes or cracks which might admit rodents.

(3) Floors or roofs shall have adequate supporting members and strength to be reasonably safe for the purpose used.

(4) The roof, flashings, exterior walls, floors and all doors and windows exposed to the weather shall be constructed and maintained so as to be weather and watertight.

(5) All windows and exterior doors shall be in sound working condition and good repair.

(F) A continuous foundation enclosure, unpierced except for required ventilation and access shall be installed in accordance with North Carolina State Building Codes. The enclosure shall consist of brick or concrete block. Wood, vinyl, or fabrication metal will be permitted for temporary use not to exceed six months upon approval of the Zoning Enforcement Officer. Any wood framing for foundation skirting shall be constructed with treated lumber.

(G) Permanent steps shall be constructed at all exterior doors as necessary, and a permanent porch or patio measuring at least 35 square feet shall be constructed at the front or main entrance to the manufactured home. Steps constructed from loose, stacked materials shall not be construed as properly installed.

(H) The running lights shall be removed and the hitch shall be removed.

(I) At least two off-street parking spaces shall be provided.

(J) Pitch of the main roof of the building shall have a pitch of two and half feet of every 12 feet of the horizontal run.

(K) The manufactured home shall be constructed after July 13, 1994, and shall meet or exceed the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of construction. Proof of the age of the home such as a bill of sale, title or certified appraisal must be provided at the time the zoning permit is requested.

(1) A manufactured home constructed before July 13, 1994 that was once permanently and legally located and used as a residence in Sawmills' zoning jurisdiction, was never removed from the jurisdiction, and remains in the jurisdiction, may be transferred to another parcel of land in Sawmills' zoning jurisdiction, only so long as the location and placement of the relocated home meets with all other Town of Sawmills codes, rules, and regulations. At the time the zoning permit is requested the applicant must provide the address where the home was used a residence and the address of the current location if different.