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SECTION 14.1 AUTHORITY

The City of Lowell hereby exercises its authority to enact Manufactured Home Park regulations pursuant to Chapter 160A-174 of the North Carolina General Statutes.

SECTION 14.2 JURISDICTION

The jurisdiction of this Manufactured Home Park Ordinance shall be described as the City of Lowell.

SECTION 14.3 PURPOSE

The purpose of the regulations expressed herein is to guide and regulate Manufactured Home Parks within the City of Lowell in order to preserve the public health, safety and welfare.

SECTION 14.4 COMPLIANCE WITH THIS ORDINANCE

All Manufactured Home Parks existing at the effective date of this Ordinance must comply with the provisions of Chapter 14.

SECTION 14.5 EXISTING MANUFACTURED HOME PARKS

Any Manufactured Home Park which existed prior to the effective date of this Ordinance shall be an existing use and may continue to operate if done so in accordance with this Chapter. An existing Manufactured Home Park shall mean a Manufactured Home Park existing at the time of adoption of this Ordinance which does not comply with the



regulations of the zoning district where it is located and / or the standards set forth in this Ordinance but by virtue of it's pre-existence, may continue in operation subject to the provisions of this Ordinance.

SECTION 14.6 STANDARDS

This section sets forth the standards required for all Manufactured Home Parks. Where the intent of the standards herein contained can be met by other means not specifically listed, the Planning Board may approve other methods and designs to solve unique problems on an individual basis.

SECTION 14.6.1 SETBACKS

- A. Minimum separation distances between manufactured homes within a Manufactured Home Park shall be observed. In addition, setbacks of manufactured homes from property lines and publicly maintained street right-of-way lines shall also be observed as herein required.
- B. The minimum setback for any structure within a Manufactured Home Park from a publicly maintained street right-of-way line or any property line shall be thirty (30) feet. In addition to these requirements, a twenty (20) foot minimum front setback from any interior street right-of-way line shall be observed.
- C. All manufactured homes within a Manufactured Home Park shall be located no closer than twenty (20) feet from each other.

SECTION 14.6.2 LOCATION OF ACCESSORY STRUCTURES AND COMMON STRUCTURES

- A. Accessory structures to a particular manufactured home shall be located only on the lot containing that manufactured home. All such structures shall be: (i) residential in character; (ii) located only in the side or rear yards; (iii) no closer than five (5) feet from the Manufactured home space boundary and no closer than ten (10) feet from any Manufactured home on another space within the park. However, for carports having a capacity not exceeding two (2) car spaces, the only requirements shall be that such structures observe the same front yard setback as required for the Manufactured home and that such structures be located no closer than five (5) feet from any property line.
- B. Accessory structures of benefit to all residents of the Manufactured Home Park shall be permitted within the park. Said structures (i.e., community pools, laundry facilities, game rooms, club houses, etc.) shall be located at least twenty (20) feet from any interior street line and thirty (30) feet from any manufactured home located within the park. Outdoor vending machines may be located in the Manufactured Home Park. All vending machines must be located indoors or, if outdoors, under a covered surface adjacent to a common building (e.g., administrative office) or facility (e.g., community pool). Vending machines on



individual Manufactured home spaces shall be prohibited. No retail establishments may be allowed within the Manufactured Home Park.

SECTION 14.6.3 MANUFACTURED HOME STANDARDS

Any class of Manufactured Home shall be allowed in a Manufactured Home Park.

SECTION 14.6.4 SITE, UNDERPINNING AND TIE-DOWN

The location of each manufactured home site must be at an elevation, distance and angle in relation to the adjacent access drive so that placement and removal of the manufactured home is practical by means of customary moving equipment. All manufactured homes shall have continuous brick, cinder block, concrete block, stucco, stone, or other masonry-type underpinning or other non-reflective skirting specifically manufactured for manufactured homes, or pressure treated wood (except plain standard-surface, pressure treated plywood shall not be considered acceptable), unpierced except for required ventilation and an access door. Such underpinning or skirting shall be installed under all elements of the manufactured home. Each manufactured home in the park shall conform to North Carolina Department of Insurance Standards for tie-down requirements.

SECTION 14.6.5 STEPS AND PATIOS

All manufactured homes within the park shall have steps that comply with the NC Building Codes. All manufactured homes that are replaced shall contain a manufactured home patio. The patio shall be constructed of four (4) inch thick concrete and shall be at least sixty-four (64) square feet in area and shall be located at the front entrance to each manufactured home. In lieu of a patio, a deck which is at least sixty-four (64) square feet may be permitted. In cases where the entrance onto the deck is directly in line with the front entrance then the deck area may be reduced to forty-eight (48) square feet.

SECTION 14.6.6 SPACE NUMBERS

Each manufactured home space shall have a space number assigned by the City of Lowell Planning Department. Such space number shall use numerals at least three (3) inches in height and shall be of a color which contrasts with the background material on which it is placed. The numerals shall be placed on the side of the manufactured home which lies in closest proximity to the manufactured home space's point of ingress and egress with the interior road.

SECTION 14.6.7 PARK IDENTIFICATION SIGNS

All Manufactured Home Parks shall have one (1) ground-mounted park identification sign at each point of ingress and egress on a public road, provided that only one (1)



sign shall be required for any two (2) points of ingress and egress onto the same public road located within three hundred (300) feet of each other. Such signs shall not exceed thirty-two (32) square feet in sign face area nor be greater than ten (10) feet in height. Each Manufactured Home Park shall be named, and the name of the park shall be shown on the identification sign.

SECTION 14.6.8 INTERIOR STREETS, DRAINAGE, AND MARKINGS

- A. All internal streets within a Manufactured Home Park shall be privately owned and maintained in accordance with the design standards at the time the road was constructed. All streets must meet a minimum standard of an all-weather, well drained travel surface of gravel.
- B. Permanent street names shall be assigned to all internal streets. Permanent street name signs shall also be installed at street intersections within the park. All streets shall be named and all street signs shall be in accordance with the City of Lowell Road Naming and House Numbering Ordinance. The owner will be responsible for advising tenants of the property address assignments for respective manufactured home spaces and instructing them in the purpose of these addresses.
- C. Permanent traffic control signs shall be installed within the park. Such signs shall include, as a minimum the following:
 - 1. Stop sign(s) where park streets access public roads;
 - 2. Stop sign(s) at the intersection of interior streets, (it is recommended that all four-way intersections be controlled by four-way stop signs);
 - 3. One-way streets shall be marked as such at appropriate intervals and "do not enter" signs shall be posted where streets become One-way or where streets intersect with One-way streets.
- D. Roads in Manufactured Home Parks must be graded in such a manner as to allow for the adequate runoff of storm water from interior streets and other surface areas within the Manufactured Home Park.
- E. Speed reduction bumps on paved internal streets are permissible, but they shall be painted and appropriate signs indication the bump must be placed along the street.
- F. Maintenance of all internal streets, signage, and all drainage facilities shall be the responsibility of the owner of the Manufactured Home Park. Such street shall be maintained in a manner to be free from pot holes, breaks in the pavement, rough surfaces, ponding of water during rainy periods, excessive washing of drainage ditches, and other associated problems which would impede or cause hazards to motor vehicles.



SECTION 14.6.9 PARKING

- A. At least two (2) off-street parking spaces with not less than four (4) inches of crushed stone or other suitable material (such as asphalt paving or bituminous surface treatment (BST) paving) on a well compacted sub-base shall be provided for each manufactured home space. Required parking spaces may be located in the required front or side yards of the manufactured home space. Parking spaces shall be located outside the roadway, shoulder, or drainage ditches. One (1) or more separate common visitor parking areas may be designated within any Manufactured Home Park. Such areas shall be separate from any manufactured home space, roadway, drainage facility, buffer or required open space and recreation areas.
- B. Utility lots designated for the storage of the resident's campers and boats, or operator's vacant manufactured homes, etc. may be located within the Manufactured Home Park in designated areas. All vacant manufactured homes not then intended for occupancy shall be located on said lot(s). A maximum of one (1) vacant manufactured home per ten (10) manufactured home spaces may be stored on said lot(s). All such lots shall be screened from all manufactured home spaces within the park with a minimum screen Type B as shown in Chapter 11.

SECTION 14.6.10 TRASH FACILITIES

- A. At least one (1) fly tight, water-right and rodent proof garbage or trash container with a twenty-four (24) gallon minimum container and fifty five (55) gallon maximum container capacity, shall be provided for each occupied manufactured home space. Containers shall be placed on racks and such racks shall be located within the Manufactured Home Park at a point which is readily accessible for collection. All refuse must be placed in refuse containers and it shall be the responsibility of the park operator to provide sufficient container capacity to meet the needs of the Manufactured Home Park. In lieu of cans and racks, covered roll out trash/garbage containers may be provided. In lieu of requiring individual garbage and trash containers for each manufactured home, trash dumpsters may be installed in convenient locations, but not on any individual manufactured home space.
- B. If dumpsters are provided, each dumpster shall be fly-tight, watertight and rodent-proof and located at least fifty (50) feet from any property line or public street right-of-way and at least forty (40) feet from any manufactured home. All such dumpsters shall be materially screened from any adjacent manufactured home in the park. Such screening shall be in the form of an opaque wall or fence. It shall be the responsibility of the Manufactured Home Park owner or operator to pick up trash from said containers or dumpsters at least once per week.



- C. The owner or operator shall also be responsible for hauling and disposing of said trash in accordance with all City and State regulations. The burning of refuse within the Manufactured Home Park is not permitted.
- D. Where suitable collection service is not available from municipal or private agencies, the Manufactured Home Park operator shall provide this service. All solid waste shall be collected and transported in covered vehicles or containers and disposed of in accordance with the City of Lowell Solid Waste Ordinance.

SECTION 14.6.11 LIGHTING

Manufactured Home Parks which contain more than five (5) spaces or one (1) internal street shall contain street lights throughout the Manufactured Home Park. Such lights shall be located at all internal street intersections, at the intersection of any internal street and a public street and elsewhere in the park at a maximum of three hundred (300) feet intervals.

SECTION 14.6.12 ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITIES

- A. Each manufactured home space shall have individual electric and telephone service connections provided.
- B. All electric, telephone, and cable television, and other utility lines shall be placed underground unless unsuitable underground conditions (e.g., rock, swamp, etc.) exist. In such cases, above-ground utility lines may be provided.
- C. Each manufactured home must have an individual metered connection to an electric supply and must have an approved disconnect box at the metered location. All wires from the meter to the manufactured home must be buried underground cable in conformance with the North Carolina Electrical Code. Each meter box shall be properly and distinctly identified with either paint or indelible ink.

SECTION 14.6.13 MAILBOXES

Spaces within the Manufactured Home Park shall be provided in accordance with United States Postal Services Standards. At least one (1) mailbox per manufactured home space shall be provided. Where twenty (20) or more mailboxes are provided in one (1) centralized location, the owner of the Manufactured Home Park shall provide at least two (2) parking spaces in the vicinity of the mailboxes specifically designated for persons using the mailbox area.

SECTION 14.6.14 ADMINISTRATIVE OFFICE

An administrative office may be located in a manufactured home which is used as a residence by the resident manager. An administrative office is not required.



SECTION 14.6.15 WATER SERVICE

- A. An accessible, adequate, safe and potable supply of water shall be provided in each Manufactured Home Park.
- B. Adequate water supply shall be provided and its supply used exclusively, in accordance with the standards of the State of North Carolina and the Gaston County Health Department. Any water supply must be capable of providing three hundred (300) gallons of water per day per manufactured home space.
- C. Each space shall be provided a minimum three-fourths (3/4) inch size water service line, that complies with the NC Building Codes.

SECTION 14.6.16 SEWAGE FACILITIES

- A. Adequate and safe sewage disposal facilities shall be provided in all Manufactured Home Parks. Collection systems and sewage treatment plants complying with the requirements of the North Carolina Department of Health and Environment and the County Health Department shall be provided. Individual septic tank systems are permissible in accordance with the requirement of the County Health Department's Sewage Disposal Regulations. There shall be no more than one (1) manufactured home connected to an individual septic tank, unless permitted by the Gaston County Health Department.
- B. Each manufactured home space shall be provided with at least a three (3) inch PVC or ABS, Schedule 40 or equivalent sewer riser.
- C. The sewer riser pipe shall be located on each space so that the sewer connection is located a distance of at least one hundred (100) feet or greater from any ground water supply.
- D. All material used for sewer connections shall be semi-rigid, corrosion resistant, nonabsorbent, and durable. The inner surface shall be smooth.
- E. A clean-out shall be provided at each space. Surface drainage shall be diverted away from the sewer connection. The sewer connection shall extend at least four (4) inches above ground elevation.
- F. Community sewage disposal systems (commonly referred to as package plants), as permitted by the State of North Carolina, shall be an acceptable method of disposal of residential sewage for Manufactured Home Parks within the jurisdiction of this Ordinance.

SECTION 14.6.17 SCREENING



- A. This subsection only applies to Parks where screening was required in the approved plans.
- B. All Manufactured Home Parks shall be screened from all adjoining properties and public streets. Such screening shall be located within the Manufactured Home Park and shall materially screen all structures within the Manufactured Home Park from all adjacent properties and public streets. The width of said screen may be included within the required setback area. All required screen areas shall contain any option listed in the Type B buffer.
- C. Required screening shall be maintained in conformance with the standards set forth in Chapter 11 of this Ordinance. If a wall, fence or planted berm is used as a supplement to the required screening, it shall be in accordance with Chapter 11 of this Ordinance.

SECTION 14.6.18 INTERIOR LANDSCAPING

- A. This subsection only applies to Parks where interior landscaping was required in the approved plans.
- B. Landscaping inside the Manufactured Home Park shall be provided at locations within the park as follows:

At least one (1) large or small tree shall be planted on each manufactured home space within the Manufactured Home Park.

SECTION 14.6.19 MAINTENANCE

The grounds of a Manufactured Home Park shall be kept free of trash, litter, debris, noxious weeds, open sewage or other unhealthy matter. Any septic tanks which fail shall be immediately repaired or replaced by the Manufactured Home Park owner. Grounds, buildings and storage areas shall be properly maintained. The Manufactured Home Park owner shall take all necessary steps to prevent infestation by rodents, vermin and insects. All grounds shall have proper drainage to prevent the accumulation of water. It shall be the responsibility of the Manufactured Home Park owner to maintain the Manufactured Home Park in accordance with these standards at all times.

SECTION 14.7 ENFORCEMENT AND PENALTIES

- A. The Planning Department or the Planning Board may request Building Inspections to revoke any and all building permits issued for a Manufactured Home Park should the owner not comply with the Manufactured Home Park standards set forth in this ordinance. Upon written request from the Planning Board or Land Use Services, under authority given in NC General Statute 160A-422, Building Inspections may revoke building permits in the Manufactured Home



Park until such time when the owner has brought the park into compliance with this ordinance.

- B. Any person violating any provision of this ordinance shall be guilty of a misdemeanor and shall be subject to a fine of not more than fifty (50) dollars or imprisonment not to exceed thirty (30) days, as provided by NC General 14-4(a).
- C. In lieu of or in addition to the criminal penalties outlined above, an owner of a Manufactured Home Park or other person violating this ordinance may be subject to a civil penalty, under N.C.G.S. 160A-175(c), in the discretion of the City Council, not to exceed one hundred (100.00) dollars. No penalty shall be assessed prior to notice to the Manufactured Home Park owner. For everyday an owner is in violation of this ordinance, it may be considered a separate offense. If the violator does not pay such penalty within thirty (30) days of notification of its assessment by written notice of violation, it may be recovered by the City in a civil action in the nature of a debt. The owner may contest said penalty in the court of appropriate jurisdiction.
- D. Should a Manufactured Home Park under the jurisdiction of this ordinance be found in violation of the provision set forth in this ordinance, the owner shall be notified in writing by the Planning Department. The written notification shall state the specific violations and set forth time limits in which the violations shall be corrected. Should the owner not correct the violations in the specified time limit, the Planning Department shall notify the owner by certified mail that the Operating Permit for said park will be revoked at the close of the business day ten (10) days from the date of the written notice.
- E. Should the owner of a Manufactured Home Park in violation of this ordinance correct said violations before the loss of the Operating Permit, the owner shall request that the Planning Department conduct an inspection of the park. Should said inspection indicate that the violations have been corrected, the Planning Department shall notify the owner that the operating permit will continue. If the violations have not been corrected, then the Operating Permit shall be revoked as stated in the notification.
- F. In cases where the Operating Permit for a Manufactured Home Park has been revoked the following shall occur:
 - 1. The owner shall not rent or lease any vacant spaces until violations have been corrected and the Operating Permit is reinstated;
 - 2. For spaces which are leased or rented and will be occupied by a manufactured home, the owner shall cease to lease or rent these spaces at the end of the contract period which shall not exceed one (1) year from the date of the loss of Operating Permit;
 - 3. The owner shall notify each lessee of a space within the park, within ten (10) days after written notification, that the Operating Permit has been revoked and that their lease shall be terminated at the end of the

specific contract period. The owner shall provide a signed statement by each lessee that notice from the owner of the leased termination has been made;

4. The Planning Department shall notify in writing the County Health Department that the Operating Permit for said park has been revoked and that no spaces in the park are to be leased from the date of the loss of the Operating Permit.
- G. The Planning Department shall act to revoke an Operating Permit for violations of any part of this ordinance, except for violations that fall in the areas regulated by the County Health Department, or Building Inspections. In these cases, the Planning Department shall work in cooperation with the aforementioned agencies regarding the revocation of the Operating Permit.
- H. The owner of a Manufactured Home Park, which has lost the Operating Permit, may make application to the Planning Department for reinstatement of the Operating Permit. The Planning Department shall reinstate the Operating Permit when the Manufactured Home Park is in compliance with the regulations for which the Operating Permit was revoked. The Planning Department shall notify the County Health Department, Building Inspections and the owner of the reinstatement of the Operating Permit, which allows the operator to lease or rent approved spaces.

SECTION 14.8 DEFINITIONS

- A. Common Open Space
Land and/or water areas within the site designated for development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development but not including any lands occupied by streets, street rights-of-way, or off-street parking.
- B. Manufactured Home Park (Mobile Home Park)
Any premises where two (2) or more manufactured homes are parked for living and sleeping purposes, or any premises used for or set apart for the purpose of supplying to the public, parking space for manufactured homes for living and sleeping purposes.
- C. Manufactured Home Space
Any premises within a manufactured home park used or intended to be used or occupied by one (1) manufactured home, together with automobile parking space, utility structures, and other required facilities incidental thereto.