

Manufactured Homes – Singlewide

The following Use Matrix shows locations where specific classes of singlewides are allowed. See below for sections referred to in the chart.

Table 44-403-1 Use Matrix

<p>Dwelling, singlewide manufactured home: Class B –meets County appearance criteria</p>	<p>Allowed in:</p> <ul style="list-style-type: none"> (1) Existing conforming or nonconforming manufactured home parks (2) MHP Special District (Sec. 44-447.02) (3) Non-conforming manufactured home subdivisions (Sec. 44-703(c)) (4) Bonafide farms where home is not visible from public ROW (5) Temporary during site built home construction DWMH-O (Sec. 44-630) (6) Nonconforming switchouts (Sec 44-703 (e)). (7) Accessory dwelling/guesthouse (Sec. 44-631)
<p>Dwelling, singlewide/doublewide/ multi-section manufactured home Class C - pre HUD approved metal-on-metal mobile home</p>	<p>See Section 44-703 below.</p>
<p>Dwelling, singlewide manufactured home Class E - HUD approved metal-on-metal manufactured home</p>	<p>Class E units located in Catawba County as of March 18, 1996 can be relocated to:</p> <ul style="list-style-type: none"> (1) Non-conforming manufactured home subdivisions of 3 or more lots approved on or before March 18, 1996 located in DWMH-O (Sec. 44-703 (c)(2)) (2) Manufactured home parks approved on or before March 18, 1996 located in or out of the DWHM-O (Sec. 44-703 (d)(5))

Sec. 44-447.02. Permitted uses.

- (a) Class A and B (doublewide/multi-section and singlewide) manufactured homes meeting the following appearance criteria are allowed as permitted uses in manufactured home parks:
- (1) *Roof construction and pitch.* The pitch of the main roof of the building must have a minimum rise of 2 1/2 feet for each 12 feet of horizontal run. The roof must be finished with a type of shingle that is commonly used in standard residential construction. A retrofitted standing seam roof or shingle roof must be designed by a professional engineer and must be made a part of the load bearing walls of the existing structure.
 - (2) *Exterior finish.* The exterior siding must consist predominantly of vinyl or aluminum lap siding (whose reflectivity does not exceed that of flat white paint), wood or hardiboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.
 - (3) *Tongue removal.* The towing tongue must be removed upon final placement of the unit, underskirted or screened with shrubbery. Such shrubbery must be of a height to ensure a total visual barrier of the towing apparatus and maintained so as to continue its effectiveness.
 - (4) *Underskirting and permanent steps.* Underskirting and permanent steps must be provided. The manufactured home must have the entire perimeter enclosed from the ground to the bottom of the structure with material manufactured for this purpose in accordance with standards set by the state regulations for manufactured/mobile homes. Examples of commonly recognized building materials suitable for use as underpinning include, but are not limited to, the following list: brick masonry, concrete block masonry; natural or synthetic stone masonry; or vinyl. Assemblies, products and materials manufactured expressly for the purpose of underpinning must be installed in accordance with the manufacturers' specifications.
 - (5) *Deck.* The manufactured home must have either a deck or porch with steps. This structure must be located in front of the home. The deck or porch must be a minimum of 36 square feet. If the homeowner chooses to construct the deck or porch larger than 36 square feet, it must meet the building code. All steps, decks, porches and entrances must be installed and constructed in accordance with the standards set by the state regulations for manufactured/mobile homes or, when applicable, building code.
- (b) Existing singlewide or doublewide manufactured homes not meeting the appearance criteria in Subsection (a) above which are located in parks approved

prior to the adoption of this Chapter are grandfathered at their current location.

Sec. 44-630. Temporary manufactured home during site-built home construction.

- (a) A Class B (singlewide) manufactured home meeting appearance criteria can be temporarily located on a parcel, if it is located within the DWMH-O, for a period of 2 years, in association with an active building permit and construction of a stick built principal dwelling.
- (b) The manufactured home must meet the principal structure setbacks as required in Table 44-404-1.
- (c) A temporary certificate of occupancy may be issued, for a period of 60 days, during the transition of moving out of the singlewide and into the permanent dwelling unit; however, a final certificate of occupancy will not be issued until the singlewide is removed from the site.
- (d) At the time permanent power is connected to the new stick built dwelling, power must be disconnected to the singlewide.
- (e) Doublewide manufactured homes would not be allowed due to their more permanent nature as compared to singlewide manufactured homes.

Sec. 44-631. Accessory dwelling unit/guesthouse.

- (a) The following are allowed to be used as an accessory dwelling unit/guesthouse:
 - (1) Stick-built home meeting all applicable sections of building code;
 - (2) Modular home meeting all applicable sections of building code; or
 - (3) Class A or B (doublewide/multi-section or singlewide) manufactured home subject to:
 - a. A lineal family member or sibling use; and
 - b. Parcel must be located within the DWMH-O district
- (b) The use must comply with all requirements of the County division of environmental health, for on-site sewage and well regulations.
- (c) A detached accessory dwelling unit shall be permitted as an accessory to any detached primary single-family dwelling unit. A manufactured home may be considered a primary residence only if it is categorized as real estate by the Catawba County tax office, as opposed to personal property. The accessory dwelling unit must be clearly subordinate to the principal structure.
- (d) No more than one accessory dwelling unit shall be permitted on a single deeded lot in conjunction with the principal dwelling unit.

- (e) The accessory dwelling unit and the principal dwelling must be owned by the same person. The owner must reside in one of the dwellings or on an adjacent parcel.
- (f) Accessory dwelling units must adhere to the maximum permitted height requirement for the zoning district.
- (g) Unless the accessory dwelling unit is accessed from a different road or street than the principal structure, the accessory dwelling unit must share a driveway with the principal structure.
- (h) Where a stick-built or modular unit is the principal dwelling, the accessory dwelling unit must not exceed 650 square feet or 50% of the gross heated floor area of the principal dwelling, whichever is greater.
- (i) Where a manufactured home is the principal dwelling, the accessory dwelling unit must occupy less than the square footage of the principal dwelling.
- (j) The accessory dwelling unit may be combined with a garage, workshop, etc.
- (k) An accessory dwelling unit must adhere to the principal setbacks for the district.

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Sec. 44-703. Nonconforming uses.

- (a) *Applicability.* This Section applies to any characteristics of uses that were lawful when established, but that would be prohibited, regulated or restricted by this Article or a subsequent amendment, or no longer conform to any development standards established in this Chapter.
- (b) *Change of use.* Any nonconforming use of structures may be changed to a use of equal or less intensity, subject to board of adjustment approval. Any change of use shall comply with Article V except in situations where the board of adjustment deems these improvements impractical due to necessary demolition of existing pavement or the configuration of existing structures. The board of adjustment may wave compliance with Article V for less intensive uses. In permitting a change of use the board of adjustment may also require appropriate conditions and safeguards in accord with this Article.
- (c) *Subdivisions with pre-existing or existing manufactured housing.*
 - (1) Class A and B (doublewide/multi-section and singlewide) manufactured homes meeting appearance criteria are allowed on the following:
 - a. Vacant lots never occupied within an existing manufactured home subdivision. An existing manufactured home subdivision must meet all of the following:

1. Platted and recorded prior to the adoption of this Chapter (February 6, 2007);
 2. Consist of three or more lots;
 3. Had at least one manufactured home as of the effective date of this Chapter (February 6, 2007); and
 4. Be located in or outside of the doublewide manufactured home overlay (DWMH-O) district.
- b. Lots which were previously occupied as of February 28, 2005 within an existing manufactured home subdivision. An existing manufactured home subdivision must meet all of the following:
1. Consist of three or more lots; and
 2. Be located in or outside of the doublewide manufactured home overlay (DWMH-O) district.
- (2) Class D and E (doublewide/multi-section and singlewide) manufactured homes not meeting the appearance criteria, which were located within Catawba County as of March 18, 1996, are allowed on vacant lots within an existing manufactured home subdivision. An existing manufactured home subdivision must meet all of the following:
- a. Approved on or before March 18, 1996;
 - b. Consist of three or more lots;
 - c. Had at least one manufactured home as of the date of this Chapter (February 6, 2007); and
 - d. Be located within the doublewide manufactured home overlay (DWMH-O) district.
- (3) Underskirting requirement.
- a. Class A and D (doublewide/multi-section) manufactured homes must be underskirted with material manufactured for this purpose in accordance with Sec. 44-432(f)(1) or (2).
 - b. Class B and E (singlewide) manufactured homes must have the entire perimeter of each home enclosed from the ground to the bottom of the structure with material manufactured for this purpose in accordance with standards set by the state regulations for manufactured/mobile homes. Examples of commonly recognized building materials suitable for use as underpinning include, but are not limited to, the following list: brick masonry, concrete block masonry; natural or synthetic stone masonry; or vinyl. Assemblies, products and materials manufactured expressly for the purpose of underpinning must be installed in accordance with the manufacturers' specifications.
- (d) *Manufactured home parks.*

- (1) Within 5 years after the effective date of this Chapter (February 6, 2007), all nonconforming manufactured home parks must comply with the following standards to the extent feasible, if not currently met:
 - a. Perimeter and road frontage landscaping requirements as required in Sec. 44-447.18.
 - b. All manufactured home park roads must be paved in accordance with Sec. 44-447.10(b).
- (2) If the operating permit should be revoked, or if the nonconforming park should cease operation for a period of 90 days, the park cannot reopen until it complies with all the standards of Sec. 44-447 and all other applicable state and local regulations.
- (3) Parks operating as existing nonconforming uses are prohibited from expanding the land area of the park or the number of sites within the park.
- (4) Class A and B (doublewide/multi-section and singlewide) manufactured homes meeting appearance criteria may be placed in a nonconforming manufactured home park.
- (5) Class D and E (doublewide/multi-section and singlewide) manufactured homes not meeting appearance criteria which were located within Catawba County as of March 18, 1996, may be relocated to a nonconforming manufactured home park approved on or before March 18, 1996, whether inside or outside the DWMH-O.
- (6) Underskirting requirement.
 - a. Class B and E (singlewide) manufactured homes must be underskirted with material manufactured for this purpose in accordance with Sec. 44-703(c)(3)b. above.
 - b. Class A and D (doublewide/multi-section) manufactured homes must be underskirted with material manufactured for this purpose in accordance with Sec. 44-432(f)(2).
- (e) *Replacement of nonconforming singlewide manufactured homes on individual lots.* A nonconforming singlewide manufactured home can be replaced with a Class A or B (doublewide/multi-section or singlewide) manufactured home meeting appearance criteria, a modular or stick-built home meeting building code. A singlewide manufactured home must be underskirted with material manufactured for this purpose in accordance with Sec. 44-703(c)(3)b. above.
- (f) *Replacement of nonconforming doublewide/multi-section manufactured homes on individual lots.* A nonconforming doublewide/multi-section manufactured home can be replaced only with a Class A (doublewide/multi-section) manufactured home meeting the appearance criteria as required in Sec. 44-432, a modular or stick-built home meeting building code. A doublewide/multi-section

manufactured home must be underskirted with material manufactured for this purpose in accordance with Sec. 44-432(f)(1) or (2).