

**Sec. 44-432.**

**Doublewide Manufactured Home (DWMH-O).**

*Purpose: This Section establishes a class A doublewide or multi-section overlay district to provide opportunities for the siting of affordable housing, implement small area plan policies regarding the location of manufactured homes and to comply with the requirements of NCGS 153A-341.1.*

Class A-doublewide/multi-section manufactured homes are subject to the requirements of this Section. All class A doublewide and multi-section manufactured homes must meet the following appearance criteria:

- (a) *Length-width ratio.* The main portion of the building must have a length not exceeding 4 times the building width.
- (b) *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 or standing seam painted metal. 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.
- (c) *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 hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.
- (d) *Placement of homes.* Dwelling units must be sited with the front running parallel to the street providing access to the site. On corner lots the property owner may chose which frontage to face the home. On cul-de-sacs, the dwelling unit must be sited with the front of the home being parallel to the street access.
- (e) *Tongue removal.* The towing tongue must be removed upon final placement of the unit.
- (f) *Underskirting and permanent steps.* Underskirting and permanent steps must be provided as follows:
  - (1) Class A manufactured homes in overlay districts must be permanently placed on a brick, concrete block or other masonry foundation. The foundation must be continuous and unpierced except for ventilation as required by the state regulations for manufactured/mobile homes.
  - (2) All doublewide and multi-section manufactured homes which are placed on rental lots, where the home and lot are in separate ownership, 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.

- (3) All doublewide and multi-section manufactured homes 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. 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, the building code.

**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 waive 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).