



Catawba County Planning and Parks
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HOW TO OBTAIN A ZONING PERMIT FOR A DOUBLEWIDE MANUFACTURED HOME

Steps to follow when setting up a doublewide manufactured home:

1. Check with Catawba County planning staff to see if a doublewide manufactured home is permitted on the property. You may either call the Planning Office at 828-465-8380, Monday through Friday from 8 a.m. to 5 p.m. or email us at planning@catawbacountync.gov.
2. Submit an [application for a zoning permit](#). Every application for a zoning permit needs to include an 8½ x 11 inch or 8½ x 14 inch drawing, prepared to scale, showing the footprints of proposed and existing buildings or structures on the property. You may obtain a copy of a map of your property from Catawba County's Geographic Information System at www.gis.catawbacountync.gov/parcel/.
3. Obtain a zoning permit from the Permit Center. You may reach the Permit Center by phone at 828-465-8399, Monday through Friday from 8 a.m. to 5 p.m. or email at permit_center@catawbacountync.gov.
4. Submit an [application for a septic tank permit and well permit](#) to the Catawba County Permit Center. If you have questions you may call the Permit Center at 828-465-8399, Monday through Friday from 8 a.m. to 5 p.m. or email at permit_center@catawbacountync.gov.
5. Submit an [application for a manufactured home permit](#) to the Catawba County Permit Center. If you have questions you may call the Permit Center at 828-465-8399, Monday through Friday from 8 a.m. to 5 p.m. or email at permit_center@catawbacountync.gov.

WHERE DOUBLEWIDES ARE ALLOWED:

Doublewide manufactured home - Class A is a home that meets the appearance criteria. The appearance criteria includes homes having a pitched roof and lap siding, brick underpinning and a 36 square foot deck on the front of the home (see UDO Sec. 44-432). A doublewide manufactured home meeting the appearance criteria may be permitted in one of the following situations:

1. On a newly created or existing lot located in the [Doublewide Manufactured Home – Overlay \(DWMH-O\) district](#)
2. Switch out of an existing doublewide manufactured home
3. Switch out of an existing singlewide manufactured home
4. Onto any space in a manufactured home park
5. On a lot in an existing manufactured home subdivision of 3 or more lots that previously had a manufactured home on the lot as of February 28, 2005 (may be vacant today)
6. On a lot in an existing manufactured home subdivision of 3 or more lots

7. An accessory dwelling in the [DWMH-O district](#) with a special use permit approved by the Catawba County Board of Adjustment. See the information sheet for [Accessory Dwelling Unit/Guest House](#).

Doublewide manufactured homes which do not meet the above appearance criteria (Class D) but which are HUD approved (manufactured after 1976), and which have been located in Catawba County prior to March 18, 1996 may be moved to one of the following locations:

1. Onto any space in an existing manufactured home park approved as of March 18, 1996.
2. Onto an existing lot in a manufactured home subdivision of 3 or more lots which was approved on or before March 18, 1996 and located in the [DWMH-O district](#).

NOTE: Pre-HUD homes manufactured before July 1976 and manufactured homes from other counties not meeting the appearance criteria are not allowed in Catawba County's zoning jurisdiction.

If you have questions concerning manufactured homes, where they may be located or obtaining a permit for your property, please call the Catawba County Planning Department at 828-465-8380, Monday through Friday from 8 a.m. to 5 p.m. or email us at planning@catawbacountync.gov. Please know that we are here to assist you throughout the process.

The purpose of this information sheet is to assist you with the process of obtaining permits and approvals associated with the Unified Development Ordinance (UDO). Before proceeding with any project or spending any funds, you are strongly encouraged to contact staff of the Catawba County Planning Department at 828-465-8380, Monday through Friday from 8 a.m. to 5 p.m. or email us at planning@catawbacountync.gov to insure awareness of all options that may exist as well as the most effective way of accomplishing a particular project.

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