

CHATHAM COUNTY MOBILE HOME ORDINANCE

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GENERAL TABLE OF CONTENTS

SECTION		PAGE
1	General Provisions	4
2	Definitions	7
3	Assurance for Completion and Maintenance of Improvements	13
4	Mobile Home Plan Application Procedure and Approval Process	17
5	Specifications for Documents to be Submitted	21
6	General Requirements and Minimum Standards for Improvement, Reservations and Design	26
7	Development Prerequisite to Plan Approval	32
8	Responsibilities and Duties of Park Operators	36
9	Amendments	38

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SECTION 1.	GENERAL PROVISIONS	PAGE
1.1	Title	4
1.2	Authority	4
1.3	Purpose	4
1.4	Jurisdiction	4
1.5	Enactment	4
1.6	Interpretation	5
1.7	Conflict with Public Provisions	5
1.8	Conflict with Private Provisions	5
1.9	Separability	5
1.10	Saving Provision	5
1.11	Amendments	5
1.12	Variances	5
1.13	Prohibited Acts, Enforcements, and Penalties	6

SECTION 1.

GENERAL PROVISIONS

1.1 Title

This document shall be known; cited and referred to as the Chatham County Mobile Home Ordinance.

1.2 Authority

By the authority of Chapter 153A-121 of the General Statutes of North Carolina the Chatham County Board of Commissioners does hereby exercise the powers and authority to regulate mobile homes within its territorial jurisdiction.

1.3 Purpose

This ordinance is adopted for the following purposes:

- A. To provide for the orderly growth and efficient development of the county with respect to the placement of mobile homes on property which is not being divided into individual lots for sale or building development.
- B. To provide for and protect the public health, safety and general welfare of Chatham County.
- C. To provide for the coordination of streets in mobile home parks with existing and/or planned streets.
- D. To insure an adequately planned street system and to avoid sharp curves, steep grades and hazardous intersections.
- E. To provide for safe and adequate water and sewer systems, parks and playgrounds.
- F. To provide for the dedication of right-of-ways for streets and utilities.
- G. To insure against flood damage.
- H. To facilitate an orderly system for the design and use of land for mobile homes.
- I. To avoid overcrowding of the land and extreme concentration of the population.
- J. To set forth the standards and procedures for the use of land for mobile homes in Chatham County.

1.4 Jurisdiction

- A. This document shall govern the use of land for the placement of a mobile home, as herein defined, lying within Chatham County and outside the extraterritorial jurisdiction of any incorporated municipality. The regulations shall also apply to travel trailers and campers when used for permanent residence. (#2N) This document may also regulate the use of land for mobile homes within the jurisdiction of any municipality as provided in Chapter 153A-122.
- B. This document shall not regulate the use of land for the placement of mobile homes if said use is governed by the Chatham County Subdivision Regulations except as expressly stated herein.

1.5 Enactment

In order that land may be used in accordance with these purposes and policy this Mobile Home Ordinance is hereby adopted, May 20, 1985.

1.6 Interpretation

The parts and provisions of this document in their interpretation and application, shall be considered to be the minimum requirements for the promotion of the public health, safety and general welfare.

1.7 Conflict with Public Provisions

This document is not intended to interfere with, annul or abrogate any other ordinance, rule or regulation, statute or other provision of law applicable to Chatham County. Where any provision of this document imposes limitations different from those imposed by any other provision of this document or any other ordinance, rule or regulation, or other provision or law, whichever provisions are more restrictive or impose higher standards shall control.

1.8 Conflict with Private Provisions

This document is not intended to abrogate any easement, covenant, or any other private agreement or restriction, provided that where the provisions of this document are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of this document shall govern. Where the private provisions impose more restrictive or higher standards than this document then such private provisions shall be operative and supplemental to these regulations.

1.9 Separability

If any part or provision of these regulations or application thereof to any person or circumstances is held invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in all controversy in which such judgment shall have been rendered. Such judgment shall not affect or impair the validity of the remainder of this document even without any such part, provision or application.

1.10 Saving Provision

These regulations shall not be interpreted as applying to any existing mobile homes or the use of land for mobile homes except as expressly stated herein.

1.11 Amendments

For the purpose of providing for the public health, safety, and general welfare, the Chatham County Board of Commissioners may amend, when deemed necessary, the provisions imposed by this ordinance. Public hearings on all proposed amendments shall be held in the manner prescribed by Chapter 153A-323 of the General Statutes of North Carolina.

1.12 Variances

- A. General. Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with these regulations it may recommend variances to the Board of County

Commissioners (#2P). The Planning Board may not recommend nor the Board of County Commissioners (#2A) approve variances unless they shall make findings based upon the evidence presented to them in each specific case that: (#2P)

(1) The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.

- B. Conditions. In approving variances, the Board of County Commissioners (#2A) may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.
- C. Procedures. A petition for any such variance shall be submitted in writing by the owner at the time when the mobile home plan is filed for the consideration of the Board of County Commissioners (#2A). The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner. Applicants shall pay any administrative fee established by the County at the time of the application or request.

1.13 Prohibited Acts, Enforcement, and Penalties

- A. It shall be illegal for any person to use their land for the placement of a mobile home, as herein defined, in the area herein described without following the procedures and meeting the regulations specified herein.
- B. The County Planner or other authorized county personnel are responsible for enforcing this ordinance and shall bring to the attention of the Planning Board and the County Board of Commissioners any violation or lack of compliance.
- C. Each day's continuing violation of this ordinance shall be considered a separate and distinct offense and penalties shall be assessed in such a manner.
- D. Any person who violated the provisions of this ordinance shall be subject upon conviction to the penalty provisions of General Statutes Chapter 14-4 and other penalties or actions or remedy as provided for in General Statutes Chapter 153A-123.
- E. Any violation of the provisions of these regulations or a failure to comply with any of its requirements shall subject the offender to a civil penalty of \$50.00 per day for the first violation. If the same violation occurs on the same property within six (6) years after the initial violation is remedied, a civil penalty in the amount of \$100.00 per day shall automatically apply. If the same violation occurs on the same property within six (6) years after the second occurrence of the violation is remedied, a civil penalty in the amount of \$200.00 per day shall automatically apply. If the same violation occurs on the same property within six (6) years after the third or any subsequent occurrence of the violation is remedied, a civil penalty in the amount of \$500.00 per day shall automatically apply. For the purposes of assessing civil penalties each day such violation continues shall be considered a separate and distinct offense. (#5)

DEFINITIONS

		Page
2.1	Meaning of Words Generally	8
2.2	Meaning of Common Words	8
2.3	Meaning of Specific Words and Terms	8

2.1 Meaning of Words Generally

Words and terms used in this document have their commonly accepted, dictionary meaning unless specifically defined or the context in which they are used in this document clearly indicates otherwise.

2.2 Meaning of Common Words

All words used in present tense include future tense.

All words used in the plural include the singular, and all words use in the singular include the plural.

All words used in the masculine gender include the feminine gender.

The word "shall" is mandatory, and the word "may" is permissive.

The word "building" includes the "structure and any part thereof."

The word "lot" includes the words "plot", "parcel", and "tract".

The word "person" includes the words "association", "company", "corporation", "firm", "individual", "organization" and "partnership"

2.3 Meaning of Specific Words and Terms

Adjacent – Having a common border such as a lot line or street right-of-way

Applicant – The owner of land proposed to be used for a mobile home or his representative. Consent shall be required from the legal owner of the premises prior to the Planning Board granting final approval of a mobile home park plan.

Architect – A person certified and currently licensed to practice architecture in North Carolina. This includes landscape architects.

Board – The Chatham County Planning Board.

Board of Commissioners – The Chatham County Board of Commissioners.

Bond – Any form of security including a cash deposit, surety bond, form satisfactory to the Planning Board. All bonds shall be approved by the County Attorney wherever a bond is required by these regulations.

Building – Any structure built or placed for the support, shelter, or enclosure of persons, animals, immovable, or movable property of any kind.

Building Setback Line – A line in the interior of a lot which is generally parallel to, and a specified distance from, the street right-of-way line or other lines; which creates a space between such lines in which no building shall be placed.

Community Water System – A private water company formed by a developer to serve a development in an outlying area.

Community Sewage System – A community sewer system including collection and treatment facilities established by a developer to serve a development in an outlying area.

County – Chatham County, North Carolina or the governing body of.

County Attorney – Person so designated by the Chatham County Board of Commissioners.

Cul-de-sac – A street with only one end open to traffic and the other end being permanently terminated and a vehicular turnaround provided for the safe and convenient reversal of traffic movement. Length is measured

from the center point of the turnaround to the center line of the connecting non-cul-de-sac street.

Dedication – The object or the act of an owner offering property or property rights to the public. Since a transfer of property rights is involved, dedications must be made by written recordable instruments.

Developer – The owner of land proposed to be used for a mobile home or his representative. Consent shall be required from the legal owner of the premises.

District Division of Highways – The Division of Highways of the North Carolina Department of Transportation both agency and persons.

Easement – The right to use another person's property, but only for a limited and specifically named purpose, the owner generally continues to make use of such land since he has given up only certain, and not all, ownership rights.

Enforcement Officer – The person designated by the Chatham County Board of Commissioners to enforce the provisions of this Ordinance.

Flood Hazard Area – The minimum area of the flood plain that, on the average, is likely to be flooded once every one hundred years (i.e., that has a one percent chance of being flooded each year) as identified by the Federal Insurance Administration on Flood Hazard Boundary Maps of Chatham County dated May 19, 1978.

Grade – The slope of a road, street, etc., specified in percentage (%) terms.

Health Department – The agency and person designated to administer the local health regulations. The Chatham, Lee, Person, Caswell District Health Department.

Individual Sewage Treatment Facility – A sewage disposal system developed to function on an individual lot basis. A septic tank, seepage tile sewage disposal system, or any other approved sewage treatment device.

Lot Area – The total horizontal area included within lot lines

Lot Area (Useable) – Lot area suitable for septic fields. The area within the lot lines which is a contiguous area suitable for a septic field, well, house and access. This area does not include areas such as public right-of-ways, land on the opposite side of a public right-of-ways, land on the opposite side of a public right-of-way from the house site on the lot, land within the water hazard area or floodway from the house site on the lot.

Lot Improvement – Physical changes made to raw land and structures on or under the land surface in order to make the land more useable for man's activities. Typical improvements in these regulations would include but not be limited to grading, street pavement, drainage ditches, and street name signs. Certain lot improvement shall be properly bonded as provided in these regulations.

Manufactured Home – A dwelling unit that (1) is not constructed in accordance with the standards of the North Carolina Uniform Residential Building Code for One – and Two-Family Dwellings; (2) is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designated to be transported to the home site on its own chassis; and (3) exceeds forty feet in length and eight feet in width.

(#20)

Manufactured Home, Class A – A manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies the following additional criteria: (a) The manufactured home has a length not exceeding four times its width; and (b) The pitch of the manufactured home's roof has a minimum vertical rise of two and two tenths feet for each twelve feet of horizontal run (2.2' in 12") and the roof is finished with shingles; and (c) The exterior siding consists predominately of vinyl or aluminum horizontal siding, wood or hardboard; and (d) A continuous, permanent masonry curtain wall or foundation, unpierced except for ventilation and access, is removable towing apparatus, and transporting lights are removed after final placement on the site. (#20).

Manufactured Home, Class B – A manufactured home constructed after July 1, 1976, that meets or exceeds the standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction, but which does not meet the definition of a Class A manufactured home. (#20)

Manufactured Home, Class C – A manufactured home that does not meet the definition of either Class A or a Class B manufactured home. (#20)

Mobile Home – A residential dwelling unit, designed for transportation after fabrication on its own wheels or on flatbeds, or other trailers, and arriving at the site where it is to be occupied as a dwelling unit complete and ready for occupancy except for minor and incidental unpacking and assembly operations; including but not limited to, location on jacks or other temporary or permanent foundation, and connection to utilities. Travel trailers and campers shall not be considered mobile homes unless used for permanent residence. (#2N)

Mobile Home Lot – Any parcel of ground designated for the accommodation of one mobile home.

Mobile Home Park – Any plot of ground, or plots of ground, usually under single ownership, which has been planned and/or improved for the placement of more than three mobile homes for dwelling and/or sleeping purposes.

Mobile Home Park Plan – A plan of a proposed mobile home park as specified in these regulations.

Modular Homes – A dwelling unit constructed in accordance with the construction standards of North Carolina Uniform Residential Building Code for One – and Two-Family Dwellings and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly and placement on a permanent foundation. Without limiting the generality of the foregoing, a modular home may consist of town or more sections transported to the site on each's own chassis or steel frame, or a series of panels or room sections transported to the site on a truck and erected, assembled, or joined there. (#20)

Monuments – Markers placed on or in the land. Metal pins not less than three-fourths (3/4) inches in diameter and 18 inches long or concrete monuments 4 inches in diameter or square and three (3) feet long.

Official Submission Date – This shall be considered the date of the Board Meeting at which a mobile home park plan is considered for approval.

This is not the date upon which the plan is submitted to the Planning Board staff for review.

Open Space – An area of land and/or water generally lacking in man-made structures and reserved for enjoyment in its unaltered state, or for recreation.

Owner – Any person, firm, or corporation, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be developed under these regulations.

Park Plan – Mobile home park plan.

Travel Trailer – A structure that is (1) intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle), and (2) is designed for temporary use as sleeping quarters, but that does not meet the definition of a manufactured home. (#20)

Percolation Test – An examination of subsoil used in determining the acceptability of the site and the design of the subsurface disposal field. The procedure of administering the test is set forth in Section 1921 of the North Carolina Administrative Code, Title 10, Department of Human Resources, Chapter 10, Health Services; Sanitary Engineering Subchapter 10A, Sanitation.

Planning Board – The Chatham County Planning Board

Public Sewer – A system to provide the public with the collection and treatment of wastewater which shall be owned and operated by a county, municipal government, or service district.

Private Street – An undedicated private right-of-way which affords access to abutting properties or lots according to the standards of this ordinance and which may or may not require a street disclosure statement in accordance with the North Carolina General Statutes.

Public Street – A dedicated and accepted public right-of-way which affords access to abutting property and meets the standards of this ordinance and the most recent North Carolina Department of Transportation minimum construction standards for subdivision roads.

Public Water – A system to provide or furnish water to the public which shall be owned and operated by a county, municipal government, or service district.

Recreation Area or Park – An area of land and/or water resources that is developed for active and/or passive recreation pursuits with various man-made features that accommodates such activities.

Register of Deeds – Chatham County Register of Deeds.

Rental Mobile Home – Mobile Homes that are available on a rental or lease basis.

Right-of-way – A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term “right-of-way” for land plating purposes shall mean that every public right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Right-of-ways intended for streets, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving

maintenance by a public agency shall be dedicated to public use by the owner of the property on which such right-of-way is established.

Road Right-of-way Width – The distance between property lines measured at right angles to the centerline of the street.

Setbacks – The distance between a building and the street line or property line nearest thereto.

Staff – The professional assistants to the Chatham County Planning Board.

Street Line – The legal line between street right-of-way and abutting property.

Subdivision – A subdivision means all division of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) and includes all division of land involving the dedication of a new street or a change in existing street; however, the following is not included within this definition and is not subject to any regulations enacted pursuant to this document:

1. The combination or recombination of portions of previously platted lots if the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the county as shown in its subdivision regulations.
2. The division of land into parcels greater than ten (10) acres if no street right-of-way dedication is involved.
3. The public acquisition by purchase of strips of land for widening or opening streets;
4. The division of a tract in single ownership the entire area of which is not greater than two acres into not more than three lots, if no street right-of-way dedication is involving and if the resultant lots are equal to or exceed the standards of the county as shown by its subdivision regulations;
5. A conveyance made for the purpose of dividing up the estate of a decedent among his heirs and devisees; and
6. The combination or recombination or previously recorded lots or portions or previously recorded lot if the total number of lots is not increased.

Surveyor – A qualified land surveyor or engineer registered and currently licensed to practice surveying in the State of North Carolina.

Unit of Dwelling Unit – A building or structure or portion thereof designed, arranged or used for living quarters for one family.

Useable Land – See Lot Area (Useable).

Water Hazard Area – The area adjacent to continuously flowing waterways and intermittent streams as designated on the most recent USGS quadrangle sheets which due to its proximity to the waterway, soils and/or other topographic information is deemed not suitable for structures or septic fields due to potential water pollution.

SECTION 3. ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS (#2G)

	PAGE
3.1 Improvements and Performance Bond	14
A. Completion of Improvements	14
B. Performance Bond	14
C. Temporary Improvements	15
D. Costs of Improvements	15
E. Failure to Complete Improvements	15
F. Acceptance of Dedicated Offers	15
3.2 Inspection of Improvements	15
A. General Procedure	15
B. Release or Reduction of Performance Bond	16
3.3 Deferral or Waiver of Required Improvements	16
A. Conditions	16
B. Payment in Lieu of Improvements	16

SECTION 3. SECURITY FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

3.1 Improvements and Adequate Security

A. Completion of Improvements

Before the mobile home park plan is signed for the Chairman of the Board of County Commissioners, all applicants shall be required to complete, in accordance with the County's decision, all the street, sanitary, and other improvements on the individual lots of the mobile home park as required in these regulations, specified in the final mobile home park plan, and as approved by the County and to dedicate same to the appropriate government body, free and clear of all liens and encumbrances on the property and public improvements thus dedicated.

B. Adequate Security

- (1) When either forty (40) percent of the total cost of improvements have been completed and when the public health and/or safety will not be endangered, the County may waive the requirement that the applicant complete all required improvements prior to the signing of the mobile home park plan and that, as an alternative, the applicant post an adequate security at the time of application for final park approval. The amount of the security shall not be less than an amount determined by a licensed architect or registered engineer as sufficient to secure to the County the satisfactory construction, installation, and dedication of the incomplete portion of required improvements including labor and material payments. The security shall also assure all lot improvements on the individual lots of the park as required in these regulations.
- (2) Such adequate security shall comply with all statutory requirements and shall be satisfactory to the County Attorney as to form, sufficiency (i.e., inflation or rising construction costs shall be taken into account of security amount), and manner of execution as set forth in these regulations. A copy of the power of attorney for any countersigning agent shall be attached. The period in which required improvements must be completed shall be specified by the County in the resolution approving the final park plan and shall be incorporated in the security and shall not in any event exceed two (2) years from date of final approval.

The County may, upon proof of difficulty, grant an extension of completion date set forth in such security for a maximum period of one (1) additional year. The county attorney may at any time during the period of such security accept a substitution of principal or sureties on the security.

C. Temporary Improvement

The applicant shall build and pay for all costs of temporary improvement required by the County and shall maintain same for the period specified by the County. Prior to construction of any temporary facility or improvement, the developer may be required to file with the County a separate suitable financial guarantee for temporary facilities will be properly constructed, maintained and removed.

D. Costs of Improvements

All required improvements shall be made by the applicant, at his expense, without reimbursement by the local government.

E. Failure to Complete Improvement

In those cases where an adequate security has been posted and required improvements have not been installed within the terms of the assurance, the authorized agent of the county thereupon shall declare the security to be in default and require that all the improvements be installed regardless of the extent of the building development at the time of default. The authorized agent of the county may take such actions necessary to collect on the defaulted security and provide for the completion of the required improvements.

F. Acceptance of Dedication Offers

Acceptance of formal offers of dedication of public areas, easements, and parks shall be by resolution of the Chatham County Board of Commissioners. The approval by the County of a park plan shall be deemed to constitute or imply the acceptance by the County of any easement, or park shown on said plan.

3.2 Inspection of Improvements

A. General Procedure

The County and other reviewing agencies may provide for inspection of required improvements during construction and assure their satisfactory completion. If the reviewing agencies find upon inspection that any of the required improvements have not been constructed in accordance with the County's or agencies' involved construction standards and specifications, the applicant shall be responsible for completing the improvements. Wherever the cost of improvements is covered by a financial security, the applicant and the bonding company, if applicable, shall be severally and jointly liable for completing the improvements according to specifications.

B. Release or Reduction of Security

(1) Certificate of Satisfactory Completion

The County will not accept required improvements, nor will the authorized agent of the County release or will the authorized agent of the County release or reduce said security, until the District Engineer of the Division of Highways, or other appropriate authority has submitted a certificate stating that all required public street improvements have been satisfactorily completed, or until an engineer, surveyor, architect or contractor acceptable to the County has certified that all other required improvements in conformity with the requirements of this ordinance. Upon such certification, the County may thereafter accept the improvements in accordance with the established procedure and release the financial guarantee.

(2) Reduction of Security

A guarantee may be reduced upon actual completion of required improvements and then only to the ratio that the required improvements completed bears to the total required improvements for the plat. In no event shall a guarantee be reduced below ten (10) percent of the principal amount.

3.3 Deferral of Waiver of Required Improvements

A. Conditions

The County may defer or waive at the time of final approval, subject to appropriate conditions, the provision of any or all such improvements as, in its judgment, are not requisite in the interests of the public health, safety, and general welfare, or which are inappropriate because of inadequacy or lack of connecting facilities.

B. Payments in Lieu of Improvements

Whenever it is deemed necessary by the County to defer the construction of any improvement required herein because of incompatible grades, future planning, inadequate or lack of connecting facilities, or for other reasons, the applicant may be required to pay his share of the costs of the future improvements to the County prior to signing of the final park plan, or the applicant may post financial security assuring completion of said improvements upon demand of the County.

SECTION 4. MOBILE HOME PLAN APPLICATION PROCEDURE AND APPROVAL PROCESS

	PAGE
4.1 General Purpose	18
4.2 Categories of Mobile Home Plans	18
A. Three Dwelling Units	18
B. More than Three Dwelling Units Less Than Fifteen Mobile Homes	18
C. Fifteen Mobile Homes or More and/or New Road	18
4.3 Procedures for Review of Categories of Mobile Home Plans	18
A. Fees	18
B. Three Dwelling Units	18
C. More Than Three Dwelling Units But Less Than Fifteen Mobile Homes	18
D. Fifteen Mobile Homes or More and/or New Roads	19
E. Appeals	20

SECTION 4. MOBILE HOME PLAN APPLICATION PROCEDURE AND APPROVAL PROCESS

4.1 General Purpose

The purpose of this section is to establish the step-by-step procedure, which shall be followed by the owner in submitting the plans to the enforcement officer. Planning Board, Board of County Commissioners and other agencies. The review process a mobile home plan follows depends on the number of lots and mobile homes involved. The more involved plans receive a more involved review.

4.2 Categories of Mobile Home Plans

A. Three Dwelling Units

This category consists of situations where three detached principal residential units are proposed to be situated on one parcel of land and one parcel of land and one or all of the units are mobile homes.

B. More Than Three Dwelling Units But Less Than Fifteen Mobile Homes

This category exists where more than three dwelling units but less than fifteen mobile homes are proposed to be situated on one parcel of land or more than one parcel under the same ownership and no new roads are proposed.

C. Fifteen Mobile Homes or More and/or New Roads

Mobile home parks shall be considered in this category anytime fifteen or more mobile homes are proposed or new roads are planned.

4.3 Procedures for Review of Categories of Mobile Homes Plans

A. Fees Applicants shall pay any administrative fee established by the County at the time of application or request.

B. Three Dwelling Units

- (1) The owner shall submit two copies of the information specified in Section 5.1 to the enforcement officer.
- (2) A letter of approval or signature of approval from the Health Department concerning the suitability of the soil for subsurface sewage disposal systems shall also be submitted with the plan
- (3) From the date the plan is submitted, the enforcement officer has ten (10) working days to approve or disapprove the plan or the plan shall be considered approved.
- (4) The decision of the enforcement officer may be appealed to the Board of County Commissioners and shall follow the procedure below (#2H).
- (5) The decision of the enforcement officer to disapprove a plan and the reasons for such action shall be mailed to the owner within five (5) days of the decision.
- (6) All records and plans whether approved or disapproved shall be kept on record in the enforcement officer's file.

C. More Than Three Dwelling Units But Less Than Fifteen Mobile Homes

- (1) The owner shall submit fifteen (15) copies of the information specified in Section 5.2 to the enforcement officer no less than

fourteen days prior to the Planning Board meeting at which the plan is to be considered for approval.

- (2) A letter of approval or signature of approval from the Health Department concerning the suitability of the soil for subsurface sewage disposal systems shall also be submitted with the plan. The Planning Board and Board of County Commissioners shall not approve any lots which are disapproved by the Health Department.
- (3) The Planning Department staff shall give notice by regular mail of the time and place of the plan review by the Planning Board. Said notice shall be mailed seven (7) days prior to the date specified thereon and shall be mailed to the address of the owner and adjacent property owners as specified on the plan.
- (4) Following the review period of other agencies the Planning Board shall review the plans according to the appropriate procedures specified in Section 4.3B. (#2H)
- (5) If the Planning Board approves the plans, they shall be submitted to the Board of Commissioners during their next regular meeting. Within sixty (60) days after the official submission date of the plan to the Board of Commissioners, they shall indicate in their minutes their approval, disapproval or approval subject to modifications. Failure of the Board of Commissioners to act on the plan within this sixty (60) day period shall be deemed approval. The reasons for disapproval or approval subject to modifications shall be specified in the minutes of the meeting. (#2H)
- (6) Following approval of the plan, two approved copies of the plan signed by the Chairman of the Board of County Commissioners shall be recorded in the enforcement officer's file along with other appropriate records (#2H)

D. Fifteen Mobile Homes or More and/or New Roads

Mobile home park plans in this category shall follow a basic 4 step review process. First, the plan shall be reviewed by the Planning Board as described in Section 4.3C (#2I) above. If approved, the plan is then reviewed by the Board of Commissioners. Then if the plan is acceptable to the Commissioners, improvements shall be installed. After the improvements are completed or a financial guarantee is provided as specified in Section 3, the plan is again reviewed for approval by the Planning Board and Board of County Commissioners. (#2H) Then two copies of the approved plans are recorded in the Enforcement Officer's files. The exact procedure is listed below.

1. Since this category of mobile home park plan involves several lots and/or new roads several other agencies are involved in the review process. The Health Department shall review and comment on the plans. The Planning Board and/or Board of County Commissioners shall not approve any lots which are not approved by the Health Department (#2H)
2. When new roads are involved, the appropriate plans for a commercial driveway permit shall be submitted by the owner to the district engineer of the Division of Highways. If an acre of land is to be disturbed, erosion control

- plans shall be submitted to the Land Quality Section (#2J) of the Department of Natural Resources and Community Development and/or the local district conservationist of the United States Soil Conservation Service. A copy of these plans shall be submitted to the enforcement officer specified in Section 4.3B (1). The preliminary plans shall be considered incomplete and shall not be scheduled for review by the Planning Board unless the plans along with the approvals specified in steps 1 and 2 are received not less than fourteen (14) days prior to the Board meeting. (#1)
3. Following the review period of other agencies the Planning Board shall review the plans according to the appropriate procedures specified in Section 4.3B.
 4. If the Planning Board approves the plans, they shall be submitted to the Board of Commissioners during their next regular meeting. Within sixty (60) days after the official submission date of the plan to the Board of Commissioners, they shall indicate in their minutes their approval, disapproval or approval subject to modifications shall be specified in the minutes of the meeting.
 5. Plan approval by the Board of Commissioners shall be valid for a period of eighteen (18) months from the date given. During this time period, the owner shall install all required improvements and request a final plan approval from the Planning Board verifying that the improvements are installed as planned. (#2H)
 6. If the Planning Board approves the final plans, they shall be submitted to the Board of Commissioners during their next regular meeting. If approved by the Board of Commissioners, two copies signed by the Chairman of the Board of County Commissioners shall be recorded in the enforcement officer's files. (#2H)
 7. If the developer is unable to complete the required improvements within the specified time, he may present in writing to the Board of County Commissioners (#2H) a request for an extension of time setting forth the reasons for the extension. The owner shall submit his request two regularly scheduled meetings prior to the date the plan approval expires and no less than thirty (30) days prior to the expiration date. In the event such an extension is granted, the Board of County Commissioners (#2H) shall state the time limit of the extension which shall be recorded in the minutes of the Board of County Commissioners (#2H) meeting.

E. Appeals

The decisions of the mobile home ordinance administrator may be appealed by any person aggrieved, or the administrator to the Board of County Commissioners or County Board of Adjustment (#2K), whichever is applicable. Applicants shall pay any administrative fee established by the County at the time of the application or request. (#2H)

Section 5. SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

	PAGE
5.1 Three Dwelling Units	22
A. Ownership	22
B. Description	22
C. Features	22
5.2 More Than Three Dwelling Units But Less Than Fifteen Mobile Homes	23
A. Ownership	23
B. Descriptions	23
C. Features	23
5.3 Fifteen Mobile Homes or More	24
A. Ownership	24
B. Description	24
C. Features	24
5.4 Other Information Required	25
A. Topographic Map	25
B. Drainage Plan and Erosion Plan	25
C. Utility Plans	25

SECTION 5. SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

5.1 Three Dwelling Units

Anytime three detached principal residential units are proposed to be situated on one parcel of land or more than one parcel of land under one ownership and one or all of the units are mobile homes, the following information shall be submitted to the enforcement officer and approved by the same prior to placement of the mobile home on the parcel. The information shown on the plan shall be to an approximate convenient scale of not more than two hundred (200) feet to an inch when practical. The plan is not required to be drawn by a registered surveyor or engineer, but may be drawn by the applicant or enforcement officer with direction from the applicant.

A. Ownership

- (1) Name and address, including telephone number, of legal owner or agent of property.
- (2) If appropriate the name and address, including telephone number, of the professional person responsible for the plan design.
- (3) Citation of any existing legal right-of-way or easements affecting the property.
- (4) Reference to existing covenants on the property.
- (5) Name and address, including telephone number of person occupying mobile home, if available.

B. Description – The following shall be shown:

Location of property by tax map and parcel identification number; the Warranty Deed Book number and page on which the property is currently recorded; the plat book and page on which the property is recorded.

C. Features – The plan shall show the following information:

- (1) General location map showing the relationship of the property to the surrounding area.
- (2) Graphic scale (if professionally drawn) or approximate dimensions (if owner drawn), date and approximate North Arrow.
- (3) The location of property with respect to surrounding property and streets, the names of adjacent property owners and streets.

- (4) Zoning classification of surrounding property and property of concern.
- (5) Approximate acreage of property of concern.
- (6) The approximate location of existing roads, easements, water bodies, water courses, buildings, railroads, cemeteries, sewers, water mains, land subject to flood or other pertinent features.
- (7) Approximate distance of existing and proposed residential structures from boundary lines of the property and from other structures.

5.2 More Than Three Dwelling Units But Less Than Fifteen Mobile Homes.

Anytime more than three dwelling units but less than fifteen mobile homes are proposed to be situated on one parcel of land the following information shall be submitted to the enforcement officer and approved by the Planning Board prior to the placement of the mobile homes on the parcel. The information shown on the plan shall be to a convenient scale of not more than two hundred (200) feet to an inch. The plan is not required to be drawn by a registered surveyor or engineer.

A. Ownership

- (1) Name and address, including telephone number of legal owner or agent of property.
- (2) If appropriate the name and address, including telephone number, of the professional person responsible for the plan design.
- (3) Citation of any existing legal right-of-ways or easements affecting the property.
- (4) Reference to existing covenants on the property.

B. Description – The following shall be shown:

Location of property by tax map and parcel identification number; the Warranty Deed Book Number and page on which the property is currently recorded; the plat book and page on which the property is recorded.

C. Features

The plan shall show or note the same information required in 5.1C plus the follow-up:

- (1) Name of the mobile home park. The proposed name shall not duplicate the name of any existing mobile home parks or subdivision.

- (2) The approximate location of all boundary lines of the property.
- (3) The approximate location and dimensions of all proposed or existing lots. Lots shall be consecutively numbered.
- (4) The location and width of all existing and proposed street right-of-ways, easements and building setback lines, and water hazard areas, where applicable.

5.3 Fifteen Mobile Homes or More

Anytime fifteen or more mobile homes are proposed to be situated on one parcel the following information shall be submitted to the enforcement officer and approved by the Planning Board and the Board of Commissioners prior to the placement of mobile homes on the parcel. This information shall be required if the original number of mobile homes are proposed in a park is fifteen or more, or if additional mobile homes are proposed to be added to one of the categories previously listed which would bring the total number of mobile homes planned to fifteen or more. Plans for this category of mobile home parks shall be prepared by a currently licensed registered surveyor or engineer.

The information shown on the plan shall be to a convenient scale of not more than two hundred (200) feet to an inch on sheets having an outside marginal size of not more than twenty-one (21) inches by thirty (30) inches.

A. Ownership

- (1) Name and address, including telephone number of legal owner or agent of property.
- (2) If appropriate, the name and address, including telephone number, of the professional person responsible for the plan design.
- (3) Citation of any existing legal right-of-ways or easements affecting the property.
- (4) Reference to existing covenants on the property.

B. Description – The following shall be shown:

Location of property by tax map and parcel identification number (#2L); the Warranty Deed Book number and page on which the property is currently recorded; the plat book and page on which the property is recorded.

C. Features

The plan shall show or note the same information required in 5.1C plus the following:

- (1) Name of the mobile home park. The proposed name shall not duplicate the name of any existing mobile home parks or subdivision.

- (2) The approximate location of all boundary lines of the property.
- (3) The approximate location and dimensions of all proposed or existing lots. Lots shall be consecutively numbered.
- (4) The location and width of all existing and proposed street right-of-ways, easements and building setback lines, and water hazard areas, where applicable.

5.4 Other Information required

- A. A topographic map with contours at vertical intervals of not more than five (5) feet, at the same scale as the plan, is required for all mobile home parks with new roads and/or fifteen (15) or more lots, unless not deemed necessary by the staff.
- B. A drainage plan shall be submitted for all mobile home parks with new roads proposed. An erosion control plan which provides information as specified in the regulations of the Land Quality Section of the North Carolina Department of Natural Resources and Community Development (See Appendix) shall be submitted to said agency for all parks where one acre or more of land is disturbed.
- C. Utility Plans: Plans of proposed utility layouts for sewer and water where applicable, showing feasible connections to the existing utility system, or any utility system.

SECTION 6. GENERAL REQUIREMENTS AND MINIMUM STANDARDS
FOR IMPROVEMENTS, RESERVATIONS AND DESIGN

	PAGE
6.1 Suitability of the Land	27
A. Land Physically Unsuitable for Mobile Homes	27
B. Land Subject to Flood	27
C. Water Hazard Areas	27
6.2 Mobile Home Lots	28
A. Size	28
B. Setbacks and Buffer Strips	28
C. Parking Spaces	29
6.3 Interior Street System	29
A. Access	29
B. Circulation	29
C. Road Widths	30
D. Grade for Roadways	30
E. Road Surface	30
6.4 Recreation Areas of Common Areas	31
6.5 Nonresidential Use	31

SECTION 6. GENERAL REQUIREMENTS AND MINIMUM STANDARDS FOR IMPROVEMENTS, RESERVATIONS AND DESIGN

6.1 Suitability of the Land

A. Land – Physically Unsuitable for Mobile Home

Land which the Planning Board has found to be unsuitable for mobile homes:

- (1) Because of flooding, bad drainage, steep slopes, rock formations, and other such features which may endanger health, life, or property, aggravate erosion, or increase flood hazard, or
- (2) Which other public agencies concerned have investigated and found in the best interest of the public not suitable for the type of use proposed.

May not be approved for mobile homes unless adequate methods are formulated by the developer for meeting the problems created by such land use. Such land within a mobile home park shall be set aside for such uses as shall not produce unsatisfactory living conditions.

B. Land Subject to Flood

Land within any Floodway shall not be used for a mobile home park and shall not be raised by fill. Other land subject to flood may be used for a park only if filled to such height as will secure a flood-free site based on data submitted by the owner and prepared by competent engineers, provided such use or fill does not endanger health, life or property or restrict the flow of water or increase flood heights. To prevent such hazards, fill material should be taken from between the stream bank and the area to be filled. In applying these provisions, land subject to flood shall be defined as follows:

- (1) Land lying within the special Flood Hazard Area as indicated on the "Flood Hazard Boundary Map Chatham County North Carolina Unincorporated Areas" in May 19, 1978 prepared by the U.S. Department of Housing and Urban Development. These maps are available for review at the Chatham County Planning Department.
- (2) Areas included in the Flood way shall be considered those shown on the Floodway map for unincorporated areas of Chatham County, North Carolina prepared by U.S. Department of Housing and Urban Development. The areas shown in floodway shall not be included when calculating the lot area.

C. Water Hazard Setback

To help lessen the constant potential of water pollution from septic fields, sedimentation and storm water runoff and to maintain the scenic character

of the County's waterways, the following areas shall be considered within the water hazard setback where neither buildings nor septic systems shall be situated.

Roads that run parallel to rivers and streams specified below shall not have right-of-ways within the water hazard setback. Roads shall cross rivers and streams at angles that approximate right angles as closely as possible to minimize stream disturbance. The water hazard setback shall not be included when calculating the minimum useable lot area.

- (1) Along Deep River, Cape Fear River, Rocky River, Haw River and New Hope River or B. Everett Jordan Lake the water hazard setback shall extend one hundred (100) feet landward from the edge of the bank at normal pool level. A one-hundred (100) foot buffer shall apply on each side (200 foot total) of all continuously flowing and intermittent streams as shown on the most recent U.S. Geological Survey maps within a distance of 2,500 feet from the bank of the rivers listed above.
- (2) The above shall be required unless the subdivider demonstrates that a lesser distance (but not less than fifty (50) feet) is adequate to maintain the scenic character of the waterway and to guard against stream pollution. Evidence may be based on topography, soils, geology, and other pertinent information and shall be prepared by a registered engineer, architect or other persons approved by the Planning Board.
- (3) Along tributaries of the above mentioned rivers and other continuously flowing streams, and intermittent streams as designated on the most recent USGS quadrangle maps for a distance of 2,500 feet from the specified rivers, the water hazard setback shall extend fifty (50) feet landward from the edge of the bank.
- (4) The above shall be required unless the subdivider demonstrates that a lesser distance (but not less than twenty-five (25) feet) is adequate to maintain the scenic character of the waterway and guard against stream pollution. Evidence may be based on topography, soils, geology and other pertinent information and shall be prepared by a registered engineer, architect, or other persons approved by the Planning Board.

6.2 Mobile Home Lots

A. Size

The minimum size of mobile home park lots shall be 65,430 square feet when individual wells and septic systems are used to serve each lot. The minimum lot size may be reduced to forty thousand (40,000) square feet

when public water is used to serve all lots within the mobile home park. (#1, #5)

B. Setbacks and Buffer Strips

- (1) All mobile homes shall be located at least forty (40) feet from a state right-of-way and at least twenty-five (25) feet from other property boundary lines. Mobile home parks with more than three (3) mobile homes shall have a minimum mobile home setback of fifty (50) feet from outside park property boundary lines. (#2F)
- (2) There shall be minimum distance of twenty (20) feet between an individual mobile home and the edge of an adjoining mobile home park street easement or common parking area. (#2F)
- (3) Mobile homes shall be separated from each other by at least thirty (30) feet; provided that mobile homes placed end-to-end have a clearance of fifteen (15) feet where opposing rear walls are staggered.
- (4) An accessory structure shall be no closer than five (5) feet to lot lines.
- (5) All mobile home parks located and adjacent to industrial or commercial land uses shall be provided with screening such as fences or natural growth along the property boundary line separating the park and such adjacent nonresidential uses.

C. Parking Spaces

- (1) Off-street parking areas shall be provided so as to provide parking at a rate of not less than 2.0 car spaces per lot for every lot. (#2B)
- (2) Required car parking spaces shall be so located as to provide convenient access to the mobile home, but shall not exceed a distance of 200 feet from the mobile home that it is intended to serve.

6.3 Interior Street System

- A. Access – All mobile home parks shall be provided with a network of streets or driveways that will allow safe and convenient vehicular access to an improved street from each mobile home lot. (#2D) The intersection of a public street with the entrance way or private access street to the mobile home park shall be designated to facilitate the free movement of traffic entering or leaving the park development. Signs shall be erected or curb markings painted to indicate that parking is prohibited on the entrance way of the private access road within fifty (50) feet of its intersection with the public street.
- B. Circulation – The street system shall provide convenient circulation by means of minor streets and properly located collector streets. Cul-de-sacs

designed to have one end permanently closed, shall be no more than one thousand (1000) feet long unless necessitated by topography or design considerations. This regulation may not be required by the Planning Board when turn arounds are provided at intervals of one thousand (1000) feet or less. The length of a cul-de-sac shall be measured from the center of the turn around to the intersection of its center line with the center line of the connecting non-cul-de-sac street.

The closed end of the cul-de-sac shall have a turn around with a minimum radius of sixty (60) feet.

C. Road Widths

Road widths on different type streets shall be not less than the following requirements:

Collector streets (defined as those which provide access to different sections of a mobile home park, or intersect with a public street).

<u>Collector:</u>	<u>Width for 15 or more mobile homes</u>
<u>Type</u> (paved)	
No parking	18

Minor streets (defined as those which provide access to less than fifteen individual mobile home lots).

<u>Minor:</u>	<u>Width</u>
<u>Type</u>	
No parking	16
One-way no parking	12

There shall be a minimum road right-of-way of thirty (30) feet. (#2C)

D. Grade of Roadway

The maximum grade of travel way shall be ten (10) percent unless a variance is granted; in such cases the maximum may be increased to but not greater than fifteen (15) percent.

E. Road Surface

In situations where three (3) or less mobile homes are to be served by a road, a perpetual easement of not less than thirty (30) feet in width shall be provided. No minimum standards are herein required for said road construction.

In mobile home parks with at least four (4) mobile home lots but fewer than fifteen (15) mobile home lots shall have a minimum roadway surface of four (4) inches of crush and run stone or material equal in quality, if approved by the Planning Board. There shall be a minimum road right-of-way of thirty (30) feet. (#2C)

Mobile home parks with fifteen (15) mobile home lots or more shall have paved roadways. The base material shall be a minimum of four (4) inches of crush and run stone or an equivalent, and the surface shall be a

minimum of one and half (1½) inches of asphalt. There shall be a minimum road right-of-way of thirty (30) feet. (#2C)

Roadway materials shall be placed on the properly graded and drained subgrade.

6.4 Adequate Community Recreation Areas. (#3)

All mobile home park developments, campgrounds or similar developments subject to this ordinance shall provide public community recreation areas consistent with County plans, policies, and regulations including, but not limited to, the Chatham County Parks and Recreation Master Plan. For purposes of this section, public community recreation areas shall be areas developed for active recreational uses. The following are illustrative of the type of facilities that shall be deemed to serve active recreational needs: tennis courts, swimming pools, sauna and exercise rooms, meeting or activity rooms in clubhouses, basketball courts, ball fields, swings, slides, and play apparatus. Each mobile home park development, campground, or similar development shall satisfy its public community recreational requirement by:

- a. Dedicating and conveying to the County the type of public recreational facilities that are most likely to be appropriate for the community consistent with the County's Parks and Recreation Master Plan. (#4) Each public community recreation area shall satisfy the standards set forth in the Master Plan as to size, shape, location, slope, access and usefulness to the community and shall be not less than the product of 1/35 of an acre multiplied by the maximum number of lots to be developed or maximum number of dwelling units proposed, whichever is greater. The County shall be authorized to sell any land dedicated pursuant to this section, but the proceeds shall be used only for the acquisition, or development of other public recreation facilities.
- b. In lieu of dedicating public community recreation areas, a fee shall be paid to the County. (#4) The fee shall be equivalent to the post-development tax value of the area of land required to be dedicated pursuant to a. above. In order to serve the public recreation needs of more than one development or subdivision, the County shall establish recreation service districts and fees paid in lieu of dedication hereunder shall be expended for acquisition or development of recreation or park facilities or areas.

- c. The County may require the payment of the fee in lieu of dedication at the time of final approval upon finding that the land required to be dedicated is not suitable for public community recreation purposes or upon finding that the recreational needs of the proposed development can be met by other public recreational facilities planned or constructed by the County within the recreational service district where located. The County shall decide during the review and approval process as to which option shall be available.

6.5 Nonresidential Uses

No part or any part may be used for nonresidential purposes except uses that are required for the district servicing and well being of park residents, such as recreational facilities, and laundry facilities for the sole use of park residents, and for the management and maintenance of the park. This section shall not prohibit the sale of a mobile home located on a mobile home lot and connected to sewer and water lines. In parks of twenty-five (25) units or more, a parcel of not more than one acre located within the park (and screened from adjoining residences) may be designated for the sale of mobile homes, with the approval of the Planning Board.

SECTION 7. DEVELOPMENT PREREQUISITE TO PLAN APPROVAL

	PAGE
7.1 Required Improvements	33
A. Monuments and Lot Markers	33
B. Street Development	33
C. Storm Drainage	33
D. Soil and Ground Cover Requirements	34
E. Sanitary Sewers	34
F. Water Supply Systems	34
G. Street Lights	34
H. Installations of Utilities	34
I. Existing Mobile Home Parks	34
J. Guarantee in Lieu of Completed Improvements	34

SECTION 7. DEVELOPMENT PREREQUISITE TO PLAN APPROVAL

A perfectly prepared mobile home park plan means little to a prospective lot user until he can see raw acreage physically transformed into lots suitable for mobile homes and human habitation. Improvements by the owner spares the community from a potential tax liability. The following tangible improvements are required before plan approval in order to assure the physical reality of a mobile home park.

7.1 Required Improvements

Every owner shall be required to grade and improve streets, install monuments, sanitary sewers, storm drainage, water mains, and other utilities, and make other site improvements in accordance with the following specifications.

A. Monuments and Lot Markers

Iron pins not less than three-fourths (3/4) inches in diameter and eighteen (18) inches long shall be set at all street corners, at points where the street lines intersect the exterior boundaries of the mobile home park, and at all corners of the mobile home park. These pins shall be driven so as to be snug in the ground and shall not have over six inches exposed above the finished grade. The location of these pins shall be identified with wood stakes or other suitable markers at the time the plan is submitted for approval so all the necessary inspections may be made by the various agencies involved in the review of the plan. In mobile home parks dependent on wells and/or septic systems, wooden stakes shall be installed at the approximate location of all lot corners.

All new mobile home parks with more than 3 lots involved shall have a sign giving a number designation of each lot. Existing lots in mobile home parks must have signs installed within 12 months from the date of this amendment. (#2E)

B. Street Development

Every owner shall be required to grade and improve new streets, Private street improvements shall meet the design and construction standards specified in these regulations.

C. Storm Drainage

An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Banks or ditches shall be immediately seeded upon grading and installation of utilities and the ditch itself shall be improved with appropriate vegetative cover to retard erosion.

D. Soil and Ground Cover Requirements

Exposed ground surfaces in all parts of every mobile home park shall be paved, or covered with stone screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

E. Sanitary Sewers

Where public service is available, public sewer shall be provided and installed in such a manner as to serve adequately all lots within the subdivision. Where public service is not available each lot must have a suitable sanitary disposal system approved by the Chatham County Health Department or other appropriate agency. Installation of all sewage disposal systems shall conform to appropriate regulations of any governmental agency having jurisdictions thereof.

F. Water Supply Systems

Where public service is available, public water shall be provided and installed in such a manner as to serve adequately all lots within the subdivision. Where public service is not available, each lot must have a suitable water supply system approved by the Chatham County Health Department or other appropriate agency. Installation of all water supply systems shall conform to appropriate regulations of any governmental agency having jurisdictions thereof.

When more than three are to be served by one well, both the private well and a water sample must be certified in writing as acceptable by the County Health Department.

G. Street Lights

All mobile home parks shall have adequate street lights installed. The minimum size street light shall be a 175 watt mercury-vapor (approximately 7,000 lumen class) or its equivalent, at intersections, dead end streets and other appropriate locations.

H. Installation of Utilities

All utility services shall be so designed and installed as to conform with all appropriate state, local, and utility agency requirements. Underground electric and telephone lines are encouraged and may be required in mobile home parks where lot densities and soil conditions exist to make the installation of such facilities economically feasible in the opinion of the Planning Board.

I. Existing Mobile Home Parks

Any proposed expansion to existing mobile home parks shall be required to meet all the procedures and requirements of this ordinance.

J. Guarantee in Lieu of Completed Improvements

No mobile home park plan shall be approved by the Planning Board until one of the following conditions have been met:

- (1) All required improvements have been constructed in a satisfactory manner and approved by the Planning Board, or

- (2) The Planning Board and/or any of the certifying agencies have accepted an assurance for completion and maintenance of improvements as established in Section 3 of these regulations, whereby improvements may be made and utilities installed without cost to public bodies in the event of default of the owner. This also assures the prospective mobile home park dweller that improvements shall be installed as stated on the plan.

SECTION 8. RESPONSIBILITIES AND DUTIES OF PARK OPERATORS

	PAGE
8.1 Responsibilities and Duties	37
A. Supervision	37
B. Mobile Home Placement and Anchoring	37
C. Mobile Home Ownership Reporting	
D. Solid Waste Collection	
E. Disease Notification	37

SECTION 8. RESPONSIBILITIES AND DUTIES OF PARK OPERATORS

8.1 Responsibilities and Duties

A. Supervision

Mobile Home park operators shall be required to provide adequate supervision to maintain the park in compliance with the requirements of the Ordinance and to keep all the park owned facilities, improvements, equipment, and all the common areas clean and in good repair.

B. Mobile Home Ownership

Operators shall be required to comply with G.S. 105-316 (a) (1), which requires that each year each operator of a park renting lots for five (5) or more mobile homes furnish the County Tax Supervisor with the name of the owner of, and a description of each mobile home located in the park.

E. Disease Notification

The park owner or operator shall notify the Health Department immediately of any suspected communicable or contagious disease within the park.

SECTION 9.

AMENDMENTS

			PAGE
9.1	Amended February 20, 1989	(#1)	39
9.2	Amended December 18, 1989	(#2)	39
9.3	Amended June 17, 2002	(#3)	41
9.4	Amended February 20, 2006	(#4)	42

AMENDED FEBRUARY 20, 1989
(#1)

A) TEXT: Page 34, Section 6.2.A

A. Size

The minimum size of mobile home lots shall be forty thousand (40,000) square feet regardless of the availability of public services.

AMENDED DECEMBER 18, 1989
(#2)

A) TEXT: Page 5, Section 1.12

Allow the Board of County Commissioners to have the authority to approve the variances.

B) TEXT: Page 34, Section 6.2C

Reduce the number of required off-street parking spaces from 3 to 2.

C) TEXT: Page 35, Section 6.3C & E

Require a right-of-way for mobile home park roads for thirty (30) feet.

D) TEXT: Page 34, Section 6.3A

Clarify language concerning access from lots to public streets

E) TEXT: Page 38, Section 7.1A

Require lot number signs when more than 3 lots involved for new lots and for existing lots within 12 months.

F) TEXT: Page 34, Section 6.2B 1&2

Clarify application of setback distances from individual property lines and mobile home park boundary lines.

G) TEXT: Page 16, Section 3

Revise language concerning financial guarantee to reflect methods of assurance preferable to bonding, approval or terms of assurance by the County attorney, and release or collection of assurance by the County's authorized agent.

H) TEXT: Page 23, Section 4

Revise the procedure to allow the Board of County Commissioners to have final approval authority when more than three dwelling units are involved.

- I) TEXT: Page 23, Section 4.3D
Correct error to read “Section 4.3 C” instead of “Section 4.3 B.”
- J) TEXT: Page 24, Section 4.3D 2
Correct topographical error by capitalizing “Land Quality Section.”
- K) TEXT: Page 25, Section 4.3E
Correct topographical error by capitalizing “Adjustment.”
- L) TEXT: Page 30, Section 5.3B
Correct topographical error by spelling “number” correctly.
- M) Not adopted
- N) TEXT: Page 4, Section 1.4
Page 10 Mobile Home definition

Revise jurisdiction of mobile home ordinance to have authority of travel trailers and campers used for permanent residence.
- O) TEXT: Page 10 Mobile Home definitions

Add definitions for Manufactured Home; Manufactured Home, Class A; Manufactured Home, Class B; Manufactured Home, Class C; Travel Trailer; and Modular Home.
- P) TEXT: Page 6, Section 1.12

Add language to have variances reviewed by the Planning Board prior to review by the County Commissioners.
- Q) TEXT: Page 5, Section 1.12A

Delete “and or the purpose of this Ordinance may be served to a greater extent by an alternative proposal, it may approve variance to this ordinance so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect on nullifying the intent and purpose of these regulations.

AMENDED JUNE 17, 2002

(#3)

A) TEXT: Page 31 Section 6.4

Revise language to existing section 6.4:

Delete: Recreation Areas or Common Areas

- (1) In all parks designed to accommodate fifteen or more mobile homes there shall be one or more common recreation areas which shall be easily accessible to all park residents.
- (2) The size of the recreation areas shall be based upon a minimum of three hundred (300) square feet for each lot. No recreation area shall contain less than three thousand (3000) square feet.
- (3) Recreational areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.

Add: Adequate Community Recreation Areas.

All mobile home park developments, campgrounds or similar developments subject to this ordinance shall provide public community recreation areas consistent with County plans, policies, and regulations including, but not limited to, the Chatham County Parks and Recreation Master Plan. For purposes of this section, public community recreation areas shall be areas developed for active recreational uses. The following are illustrative of the type of facilities that shall be deemed to serve active recreational needs: tennis courts, swimming pools, sauna and exercise rooms, meeting or activity rooms in clubhouses, basketball courts, ball fields, swings, slides, and play apparatus. Each mobile home park development, campground, or similar development shall satisfy its public community recreational requirement by:

- a. Dedicating and conveying to the County the type of public recreational facilities that are most likely to be appropriate for the community consistent with the County's Parks and Recreation Master Plan. Each public community recreation area shall satisfy the standards set forth in the Master Plan as to size, shape, location, slope, access and usefulness to the community and shall be not less than 1/35 of an acre for each space or lot to be developed or the dwelling units proposed, whichever is greater. The County shall be authorized to sell any land dedicated pursuant to this section, but the proceeds shall be used only for the acquisition, or development of other public recreation facilities in the same recreation service district from which collected.
- b. In lieu of dedicating public community recreation areas, a fee shall be paid to the County. The fee shall be equivalent to the tax value of the land required to be dedicated pursuant to a. above adjusted to reflect its true market value at the time of final plat approval. The County shall establish recreation service districts and payments made hereunder shall be expended within the district from which collected.

- c. The County may require the payment of the fee in lieu of dedication at the time of final approval upon finding that the land required to be dedicated is not suitable for public community recreation purposes or upon finding that the recreational needs of the proposed development can be met by other public recreational facilities planned or constructed by the County within the recreational service district where located. The County shall decide during the review and approval process as to which option shall be available. “

**AMENDED FEBRUARY 20, 2006
(#4)**

A) TEXT: Page 31 Section 6.4

1. That the second sentence in Section 6.4 a. of the Chatham County Mobile Home ordinance be deleted and the following inserted in lieu thereof:

“Each public community recreation area shall satisfy the standards set forth in the Master Plan as to size, shape, location, slope, access and usefulness to the community and shall be not less than the product of 1/35 of an acre multiplied by the maximum number of lots to be developed or maximum number of dwelling units proposed, whichever is greater. The County shall be authorized to sell any land dedicated pursuant to this section, but the proceeds shall be used only for the acquisition, or development of other public recreation facilities.”

2. That the second and third sentences in Section 6.4 b. of the Chatham Mobile Home Ordinance be deleted and the following inserted in lieu thereof.

“The fee shall be equivalent to the post-development tax value of the area of land required to be dedicated pursuant to a. above. In order to serve the public recreation needs of more than one development or subdivision, the County shall establish recreation service districts and fees paid in lieu of dedication hereunder shall be expended for acquisition or development of recreation or park facilities or areas.”

**AMENDED MARCH 19, 2007
(#5)**

Page 6, Section 1.13

E. Any violation of the provisions of these regulations or a failure to comply with any of its requirements shall subject the offender to a civil penalty of \$50.00 per day for the first violation. If the same violation occurs on the same property within six (6) years after the initial violation is remedied, a civil penalty in the amount of \$100.00 per day shall automatically apply. If the same violation occurs on the same property within six (6) years after the second occurrence of the violation is remedied, a civil penalty in the amount of

\$200.00 per day shall automatically apply. If the same violation occurs on the same property within six (6) years after the third or any subsequent occurrence of the violation is remedied, a civil penalty in the amount of \$500.00 per day shall automatically apply. For the purposes of assessing civil penalties each day such violation continues shall be considered a separate and distinct offense.

Page 28, Section 6.2

A. Size

The minimum size of mobile home park lots shall be 65,430 square feet when individual wells and septic systems are used to serve each lot. The minimum lot size may be reduced to forty thousand (40,000) square feet ~~regardless of the availability of public service~~ when public water is used to serve all lots within the mobile home park. (#1)

CHATHAM COUNTY BOARD OF COMMISSIONERS

By: _____
Chairman

ATTEST:

Clerk